



San Gabriel Valley Council of Governments

AGENDA AND NOTICE OF THE MEETING OF THE HOMELESSNESS COMMITTEE

Wednesday, March 3, 2021 -- 8:30 AM

Teleconference Meeting

Zoom Link: <https://zoom.us/j/92772424418>

Livestream Link: <https://youtu.be/Jd1omQ3R8fY>

**Chair**  
Becky Shevlin  
City of Monrovia

**Vice-Chair**  
Margaret Clark  
City of Rosemead

**MEMBERS**  
Arcadia  
Baldwin Park  
Claremont  
Duarte  
Glendora  
Irwindale  
Monrovia  
Pomona  
Rosemead  
West Covina  
LA County Supervisorial  
District #1

**EX OFFICIO**  
W. Huang

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 8:30 AM at the West Covina Council Chambers Meeting Room (1444 W. Garvey Avenue S., West Covina, CA 91790).* The Meeting agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, [www.sgvkog.org](http://www.sgvkog.org). Copies are available via email upon request ([sgv@sgvcog.org](mailto: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 Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Committee may not discuss or vote on items not 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 or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Committee.



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:** On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20 authorizing a local legislative body 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 State of Emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new Order issued by the Governor and ensure the safety of Board Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Homelessness Committee meeting scheduled for March 3, 2021 at 8:30 a.m. will not be allowed. To allow for public participation, the Executive 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://zoom.us/j/92772424418>. You may also access the meeting via the livestream link on the front of the agenda page.

**Submission of Public Comments:** For those wishing to make public comments on agenda and non-agenda items you may submit comments via email or by phone.

- **Email:** Please submit via email your public comment to Brian McCullom at [bmccullom@sgvcog.org](mailto:bmccullom@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 part of the recorded meeting minutes. Public comment may be summarized in the interest of time, however the full text will be provided to all members of the Committee prior to the meeting.
- **Zoom:** Through Zoom, you may speak 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 Brian McCullom at least 48 hours prior to the meeting at (626) 225-2598 or at [bmccullom@sgvcog.org](mailto:bmccullom@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** (*It is anticipated the Committee may take action on the following matters*)

6. Homelessness Committee Meeting Minutes – 02/03/2021 – Page 1  
*Recommended Action: Approve.*
7. Homelessness Coordination Quarterly Report – Page 4  
*Recommended Action: Receive and File*

**PRESENTATIONS** (*It is anticipated the Committee may take action on the following matters*)

8. Tiny Home Emergency Shelter Pilot Program, Michael Klein, Deputy Director of Public Works, City of Redondo Beach – Page 10  
*Recommended Action: For information only.*

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

9. Support– Senate Bill 15 (Portantino), Incentives to Provide Workforce Housing at Commercial Sites, Paul Hubler, Director of Government and Community Relations – Page 16  
*Recommended Action: Recommend the Governing Board authorize the President to send a letter in support of Senate Bill 15 (Portantino) to provide state grant incentives for cities to rezone idle big box retail sites or commercial shopping centers to accommodate workforce multifamily housing.*

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

10. State Budget and Legislative Updates, Tim Egan, SGVCOG Lobbyist – Page 21  
*Recommended Action: For information only.*
11. 2021-22 Measure H Funding Recommendations Process, Brian McCullom, SGVCOG Staff – Page 23  
*Recommended Action: For information only*
12. Project Roomkey, Project Homekey, and the LAHSA COVID-19 Recovery Plan, Brian McCullom, SGVCOG Staff – Page 25  
*Recommended Action: For information only.*
13. LA Alliance for Human Rights et al. v. City of Los Angeles et al., Brian McCullom, SGVCOG Staff – Page 27  
*Recommended Action: For information only.*

**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. United Way Everyone In

**18. Union Station Homeless Services**

**CHAIR'S REPORT**

**ADJOURN**



## **SGVCOG Homelessness Committee Unapproved Minutes**

Date: February 3, 2021

Time: 8:30 AM

Location: Zoom teleconference

### **PRELIMINARY BUSINESS**

1. Call to Order  
The meeting was called to order at 8:30 AM

2. Pledge of Allegiance

3. Roll Call

#### **Members Present**

A. Verlato, Arcadia  
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. Clark, Rosemead

#### **Members Absent**

LA County Dist. 1

#### **Guests**

R. Cole, Advisor on Housing and Homelessness  
T. Egan, SGVCOG Lobbyist

#### **SGVCOG Staff**

M. Creter  
S. Matthews  
C. Sims  
B. McCullom  
S. Pedersen  
P. Hubler

4. Public Comment: None
5. Changes to Agenda Order: No changes to agenda order.

### **CONSENT CALENDAR**

6. Homelessness Committee Meeting Minutes – 01/06/21  
*Recommended Action: Approve.*
7. Housing and Homelessness Programs Report  
*Recommended Action: Receive and file.*
8. Adopted SGVCOG White Paper on LAHSA Reform  
*Recommended Action: Receive and file.*

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

**[Motion Passed]**

<b>AYES:</b>	Arcadia, Baldwin Park, Claremont, Glendora, Irwindale, Monrovia, Rosemead
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Duarte, Pomona, LA County District 1

**PRESENTATIONS**

- 9.** El Monte Project Homekey, Alma Martinez, City Manager, City of El Monte

A. Martinez provided a presentation on funding El Monte received from the State to purchase motels to provide housing for people experiencing homelessness. She requested SGVCOG staff to distribute her contact information to cities interested in similar projects.

- 10.** Shared Housing, Miriam Hall, Home Share Program Director, Affordable Living for the Aging

M. Hall provided a presentation on Affordable Living for the Aging’s work to match seniors who wish to rent a room in their house to home seekers in need of affordable housing. Chair Shevlin requested further information on how this program could be expanded in the San Gabriel Valley.

**ACTION ITEM**

- 11.** Fighting Homelessness Through Services and Housing Act

SGVCOG staff provided a presentation on the Fighting Homelessness Through Services and Housing Act, a bill which is anticipated to be introduced by Senator Dianne Feinstein. The bill would provide competitive grants of up to \$25 million to local governments to create supportive housing for people experiencing homelessness.

**There was a motion to recommend the Governing Board adopt a resolution of support for the Fighting Homelessness Through Services and Housing Act. M/S: (J. Leano/A. Verlato)**

**[Motion Passed]**

<b>AYES:</b>	Arcadia, Baldwin Park, Claremont, Duarte, Glendora, Irwindale, Monrovia, Pomona, Rosemead
<b>NOES:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	LA County District 1

## UPDATE ITEMS

- 12. State Budget and Legislative Updates**  
T. Egan, SGVCOG lobbyist, provided an update on expected upcoming State bills and budget allocations related to homelessness.
- 13. 2021-22 Measure H Funding Recommendations Process**

SGVCOG staff provided an update on the process for the public to provide feedback on the Measure H funding recommendations for the coming fiscal year and the potential implications of those recommendations for cities and councils of governments.
- 14. Tiny Home Emergency Shelter Pilot Program**

SGVCOG staff provided an update on the tiny home emergency shelter pilot program in partnership with the San Gabriel Valley Regional Housing Trust. The program will provide capital funding and technical assistance to participating cities to provide non-congregate interim housing.
- 15. Project Roomkey, Project Homekey, and the LAHSA COVID-19 Recovery Plan**

SGVCOG staff provided an update on the demobilization of Project Roomkey sites, the purchase of motels under Project Homekey, and related efforts to house those most vulnerable to COVID-19.
- 16. LA Alliance for Human Rights et al. v. City of Los Angeles et al.**  
SGVCOG staff provided an update on publicly released information related to this lawsuit.

## LIAISON REPORTS

- 17. Liaison reports were included in the agenda packet.**

## CHAIR'S REPORT

Chair Shevlin discussed future agenda items related to mental health and the tiny home emergency shelter pilot.

## ADJOURN

The meeting was adjourned at 10:01 AM

# REPORT

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DATE: March 3, 2021  
TO: Homelessness Committee  
FROM: Marisa Creter, Executive Director  
RE: **HOMELESSNESS COORDINATION QUARTERLY REPORT**

## **RECOMMENDED ACTION**

Receive and file.

## **BACKGROUND**

In January 2020, the SGVCOG entered into an agreement with Los Angeles County which provides funding for innovative programs to address homelessness and for regional homelessness coordination services. In order to demonstrate the progress of these activities, the SGVCOG reports quarterly on the implementation status and outcomes of each strategy. The report for the period October 1, 2020 through December 31, 2020 is included with this agenda packet.

Prepared by: Brian McCullom  
Brian McCullom  
Management Analyst

Approved by: Marisa Creter  
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A – Homelessness Coordination Quarterly Report



***Oct-Dec 2020 Report for Contract Number: AO-20-604  
Contract for Homeless Services (Innovation Funding)  
February 1, 2020 – June 30, 2021***

**Summary:** During this reporting period (October – December 2020), the SGVCOG held 3 Homelessness Committees, 2 Homelessness Working Groups, and 2 Governing Board meetings at which staff provided information and received feedback on homelessness programs and issues, including Innovation Funding programs, other City homeless programs, pilot programs, and upcoming regional work. During this period, staff conducted individual conference calls with several cities to refine program budgets and scopes of work and suggest programmatic improvements. Work was also done to launch the County and State funded programs which will be administered directly through the COG, including the TAY green career path program, landlord outreach and incentive program, and regional housing navigation program through Union Station. Staff worked with contracted providers to approve their implementation plans and other steps necessary to launch the programs. Staff also took steps to equip member cities to implement interim housing resources which fit well in the region, such as tiny-home style shelters. This included collaborating with the San Gabriel Valley Regional Housing Trust (SGVRHT) to identify capital funding and put together a well-developed program in which cities can elect to participate.

**Homelessness Coordination**

**Task 1: Regional Coordination**

1.1 Cohorts - Conduct Subregional and Topic Specific Cohort meetings or conference calls specific to Cities Homeless Plans, 2020 RFP Funded Activities and Emerging Issues.

**Status:** Ongoing

**Work Completed This Quarter:** The October Homelessness Committee included a presentation on the possibilities of tiny-home style interim housing and a case study on a community-based approach to providing services to a riverbed encampment in Ventura. The November Committee focused on the use of surplus public properties for affordable housing or homeless services, a presentation on Department of Mental Health services, and approval of legislative priorities related to homelessness and mental health. The

December meeting highlighted the success of the Arcadia Resource Hub Pilot Program and recommended the SGVCOG White Paper on LAHSA Reform for approval. All meetings were attended by numerous city staff in addition to committee members. The October Homelessness Working Group included updates on Union Station's regional housing navigation and prevention/diversion services and a presentation from Pallet shelters on tiny home shelter opportunities. The meeting also featured updates on LAHSA prevention/diversion program guidelines and on data collection and outcomes reporting for SGVCOG programs. The December Homelessness Working Group featured presentations from the Homeless Initiative on City Training "101" and "201" and from Family Promise on their prevention/diversion services. SGVCOG staff review invoicing for SGVCOG programs and Cities provided updates on their programs' status.

1.2 Regional Needs Assessment Coordination – Explore needs assessment tools and approaches and present to cities and COG for consideration. Such assessments to support or inform regional homeless system coordination and homeless plan implementation priorities.

**Status:** Ongoing

**Work Completed This Quarter:** Monthly meetings of the Homelessness Committee and Homelessness Working Group and individual conference calls with Cities have allowed staff to evaluate regional needs and priorities. This quarter, staff reviewed the data available through the LAHSA CES Homelessness Statistics by City in order to examine how it could be contextualized and incorporated into the eventual needs assessment approach. Through the tiny-home interim housing pilot program in conjunction with the SGVRHT, staff engaged with cities to determine their needs surrounding interim housing.

1.3 Research and report to Homelessness Committee on a Collective Impact approach and data and assessment options for developing a Results Based Accountability (RBA) strategy for a regional homeless system.

**Status:** Not started. As cities continue to launch their COG-funded programming, the reports submitted will inform the development of this strategy.

## **Task 2: Governing Board Homelessness Strategies**

2.1 Develop a plan to implement the SGVCOG's Governing Board's homelessness strategic plan.

**Status:** Ongoing

**Work Completed This Quarter:** In accordance with the COG's homelessness plans, staff continued to provide technical assistance to cities to help them plan and implement their programs. Work was also done to launch the County and State funded programs

which will be administered directly through the COG, including the TAY Green Path Career program, landlord outreach and incentive program, and regional housing navigation program through Union Station. The TAY Green Path Career program launched and enrolled an initial cohort of 10 students. The other programs continued to make progress in order to launch in February 2021. Staff also connected with local school districts, working to connect them to their city's homelessness programming and connecting them to resources such as LAHSA Problem Solving training.

A major project this quarter was working with the SGVRHT to equip member cities to implement interim housing resources which fit well in the region, such as tiny-home style shelters. This pilot program will include capital funding from the SGVRHT, with support from the COG in providing a well-developed program in which cities can elect to participate. By taking care of aspects such as procurements and identification of funding, this will support cities' work to expand the supply of interim housing in the region in accordance with local needs.

## 2.2 Submit SGVCOG Regional Housing Trust Fund Concept Document.

**Status:** Completed

### Task 3: Communications

3.1 Working with regional partners, develop a regional communications plan on understanding homelessness. Such a plan shall be focused on city and general populations audiences to advance understanding of homelessness, support a local, subregional and regional solutions both in concept and specific projects.

**Status:** This quarter, the COG reviewed the proposals submitted under its Regional Services RFP and entered the contract negotiation stage with a proposer. Once implementation begins, this program will engage with city staff through targeted meetings to inform them on resources in and around their cities and equip them with action plans as a result. The December edition of COG's podcast, Connect SGV, was on the topic of homelessness and featured speakers from Everyone In. Through engagement efforts surrounding the white paper on LAHSA reform, the COG assisted cities to better understand the complexities of the homelessness services system and how it is structured. This white paper also advocated for the practice of addressing homelessness through small cohorts of cities, as is currently being successfully implemented in some areas of the San Gabriel Valley. Additionally, the COG assisted five cities to create homelessness plans, many of which included a focus on providing education to city residents around the issue. Finally, COG staff supported the implementation of the City 101 and 201 trainings under development by the Homeless Initiative. These trainings were highlighted at Homelessness Working group and Homelessness Committee.

3.2 Cities' Share – Share cities' homeless projects through the SGVCOG Homelessness Webpage and the Homelessness Committee.

**Status:** Ongoing

**Work Completed This Quarter:** Cities' shared updates on their SGVCOG programs at December Homelessness Working Group. This led to a substantial level of discussion and the sharing of best practices. Several cities will share updates each month at Homelessness Working Group. At Homelessness Committee meeting in December, the City of Arcadia provided a presentation on their Homeless Resource Hub Pilot Program.

3.3 Build out the SGVCOG Homelessness Webpage with Resource Directory.

**Status:** Ongoing

**Work Completed This Quarter:** This work will be done in coordination with the Regional Homeless Services Coordination RFP which has been reviewed and is in the contract negotiation stage, with an expected contract start date in February 2021. The page currently contains resources such as LA-HOP, city homelessness plans, and DMH resources.

3.4 Include the County Regional Coordination monthly report in the Governing Board and Homelessness Committee's agenda packets.

**Status:** Ongoing

**Work Completed This Quarter:** Monthly homelessness reports were included in the October and November Governing Board agenda packets. County Regional Coordination monthly report November Governing Board packet and the December Homelessness Committee packet.

## Innovation Funds

### Task 4: Innovation Funds Activities

4.1 Submit an interim implementation and outcomes report within 6 months of submitting SGVCOG's Innovation Funds plan (Approximately October 2020).

**Status:** In progress

**Work Completed This Quarter:** Because of delays related to both contract execution and program development, in large part due to competing priorities related to COVID-19, cities have only recently begun their programs, and many are not yet active. Therefore, there has been insufficient work completed to provide a report for at this time. Because the contract has been extended until December 31, 2021, an interim report will be more

meaningful if provided in April 2021. Work is underway to ensure data collection to demonstrate programs' effectiveness and efficiently target future funds. Staff created an Access database to track the implementation and outcomes of Innovation Funding programs and continues to enter data reported by cities. This period, staff worked with cities to understand reporting requirements and provided feedback on reports submitted as appropriate in order to refine implementation of programs.

DATE: March 3, 2021

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **TINY HOME EMERGENCY SHELTER PILOT PROGRAM**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

Tiny homes are a type of interim housing which provides a bed, lighting, electricity, safety features, and climate control in a single, lockable unit. This model provides non-congregate interim housing that reduces the risk of the spread of COVID-19, allows for faster construction than other interim housing models, and allows for smaller-scale sites. Several communities nationwide have implemented this model in recent years, including the cities of Riverside, Los Angeles, and Redondo Beach.

Redondo Beach created a tiny home village of 15 units on a former public works yard. In addition to the shelters, the site includes a case management office, a unit for security, portable toilets, and a shower trailer. The site is a partnership between the City, the County, and Harbor Interfaith Services, the non-profit service provider which serves as the area's Coordinated Entry System lead agency. The site was completed in December 2020, after initial approval by the Redondo Beach city council in September. Michael Klein, Deputy Director of Public Works for the City of Redondo Beach will provide a presentation on their work at this meeting.

The San Gabriel Valley Council of Governments and the San Gabriel Valley Regional Housing Trust (SGVRHT) have initiated a pilot program to support the construction of three to five tiny home emergency shelter sites with five to fifteen shelters each. Through this pilot program, the SGVRHT will provide capital funding for the tiny home shelters and the other necessary site infrastructure, including restrooms. The SGVRHT will work with staff from interested cities to select appropriate sites and facilitate the development of these sites and to secure funding for ongoing on-site services. These services will include case management to link participants to appropriate mental health services and staffing needed to support those experiencing mental health crises on site. In February 2021, the San Gabriel Valley Regional Housing Trust (SGVRHT) Board of Directors approved the budget for this pilot program.

Interested cities are asked to complete a letter of intent (LOI) indicating their interest in hosting one of these sites in their communities. To date, the cities of Arcadia, Baldwin Park, La Verne, and Montebello have all submitted LOIs. SGVCOG and SGVRHT staff are working with staff from each city to identify suitable sites and take other steps necessary to implement the program.

# REPORT

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At this time, additional cities have the opportunity to express their intent to participate, and should contact SGVCOG staff for further information.

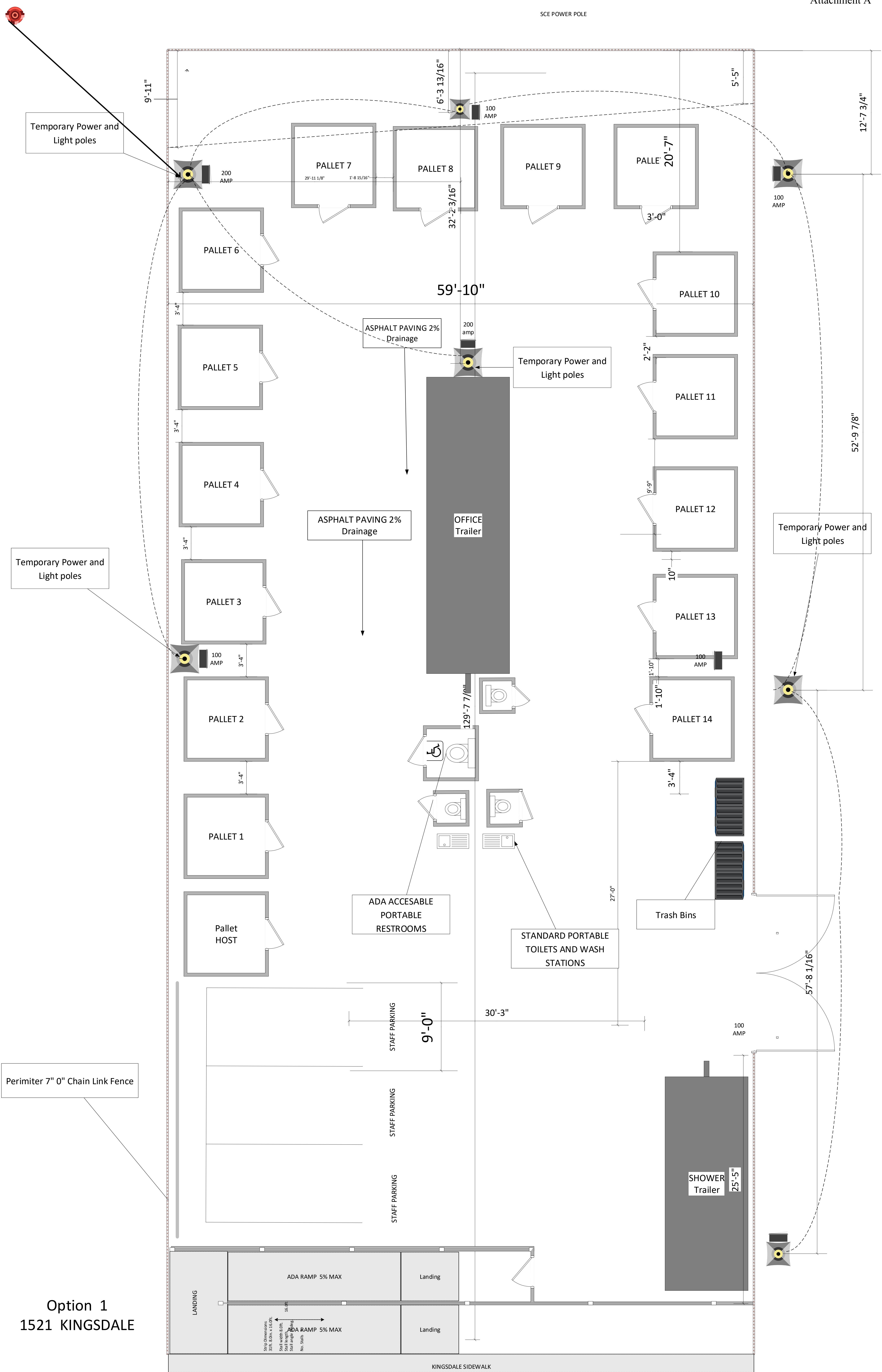
Prepared by: Brian McCullom  
Brian McCullom  
Management Analyst

Approved by: Marisa Creter  
Marisa Creter  
Executive Director

## **Attachments**

Attachment A – Redondo Beach Site Layout  
Attachment B – Redondo Beach Initial Project Budget

SCE POWER POLE



**Option 1**  
**1521 KINGSDALE**

City of Redondo Beach  
Homeless Services  
Emergency Shelter Budget  
10/2/2020

Project Description:

Establishing an emergency shelter for individuals experiencing homelessness in the City of Redondo Beach. Emergency shelter would be the first of its kind in the City of Redondo Beach and the Beach Cities. Initiative to establish emergency shelter site consistent with Redondo Beach 5-Year Plan to Address Homelessness as well as City's emergency response to the novel coronavirus (COVID-19).

Project Budget Summary:

One-Time Expenses:	\$	495,032
Operating Expenses:	\$	708,249 (13 month term)
Project Leverage:	\$	75,000 (In-kind provided by City of Redondo Beach)
<b>Project Total:</b>	<b>\$</b>	<b>1,278,281</b>

**OPERATING BUDGET (13 months)**

Description	#	# of Mos	Estimate	Expense	Notes
<b>Personnel</b>					
Services, Monitoring and Navigation <i>(Staffing breakdown as an example. Provider would staff and direct services as per an agreement with the City)</i>					Homeless Services Provider/Agency
Program Director	1	13	\$ 60,000	\$ 60,000	Oversight of intake, programming, scheduling and staff
Housing Navigator	1	13	\$ 45,000	\$ 45,000	
<b>Resident Aides M-F</b>	<b>3</b>	<b>13</b>			<b>On-site service provider staff</b>
7am -3:30pm Tuesday-Saturday	1	13	\$ 34,320	\$ 34,320	@ \$16.50/hr
3:00pm-11:30pm Wednesday-Sunday	1	13	\$ 34,320	\$ 34,320	@ \$16.50/hr
11:00 pm-7:30am Thursday- Monday	1	13	\$ 37,440	\$ 37,440	@ \$18.00/hr
Resident Aides M-F Overtime	3	13	\$ 3,672	\$ 3,672	Average OT rate \$25.50/wk
<b>Resident Aides Sat/Sun</b>	<b>3</b>	<b>13</b>			<b>On-site service provider staff</b>
7am -3:30pm Sun & Monday/Rotating	1	13	\$ 14,586	\$ 14,586	
3:00pm-11:30pm Saturday & Sunday/Rotating	1	13	\$ 14,586	\$ 14,586	
11:00 pm-7:30am Saturday & Sunday /Rotating	1	13	\$ 15,912	\$ 15,912	
Contingency	10%		\$ 25,984	\$ 25,984	Negotiated service provider agreement; recruitment & retention
<b>Subtotal Personnel:</b>				<b>\$ 285,820</b>	
<b>Services and Supplies</b>					
Client assistance & facility supply			\$ 12,000		OTC medication, medical & restroom supplies, misc. sundries
COVID-19 supplies			\$ 4,100		Masks, gloves, face shields, sanitizer, infrared thermometers
Food - clients	13		\$ 65,700		3 meals for 15 clients @ \$12 per day
Food - staff	13		\$ 3,453		8 meals @ \$8.30/meal per week-Resident Aides
Laundry services	13		\$ 3,696		Pick-up/drop-off service for sheets, etc. \$1.65/lb.; 1 service/wk. and when unit turns over
Mobile communication	13		\$ 560		2 disposable cellular phones (1 service provider, 1 security)
Portable restroom & hand wash station	13		\$ 7,034		1 unit, maintenance, waste disposal
Portable showers			\$ -		Recommend request for in-kind shower unit from LA County (Lava Mae, Shower of Hope) on a weekly basis
Custodial services	1	13	\$ 12,000		
Sanitation services		13	\$ 6,272		Toilets & hand wash stations serviced twice/wk.
Security	1.5	13	\$ 237,000		24-hour onsite security
Contingency	10%		\$ 35,182		
<b>Subtotal Services and Supplies:</b>				<b>\$ 386,997</b>	
<b>Lease &amp; Utilities</b>					
Program staff office container			\$ 7,508		13-month rental, 20'x8'
Utilities-electrical			\$ 10,400		13 months service
Temporary fencing w/screening			\$ 11,336		150 ft.
Utilities-trash			\$ 1,638		3yd trash and 3yd recycling serviced 1 time/week
Temporary electrical poles			\$ 4,550		7 poles @ \$50/mo.
<b>Subtotal Lease &amp; Utilities:</b>				<b>\$ 35,432</b>	
<b>TOTAL OPERATING BUDGET</b>				<b>\$ 708,249</b>	
<b>Project Leverage</b>					
Legal services			\$ 10,000	In-kind	City Attorney's office
Site preparation (grading, electrical, utility spec)			\$ 15,000	In-kind	City Public Works Department
Project administration, inspection, etc.			\$ 50,000	In-kind	Multiple City Departments
<b>Total Project Leverage</b>			<b>\$ 75,000</b>	<b>\$ -</b>	

**ONE-TIME EXPENSES**

One-Time Expenses	Budget	Description
15 Pallet Emergency Shelters	\$129,661	Single/Double occupancy-individuals experiencing homelessness (unit, bedding, heat/air, safety, access)
1 Pallet Emergency Shelter	\$7,200	Security personnel office (unit, desk, heat/air, safety, access)
Perimeter Fencing-temporary	\$1,076	Site delineation, 150 ft., w/screening
SCE electrical connection	\$2,000	Southern California Edison service
Temporary power poles	\$4,375	7 poles
Electrical hook-ups	\$10,000	Power cords, materials, labor
Nighttime Site Lighting	\$2,625	
Site Grading, asphalt concrete installation	\$124,781.00	Remove/grade 10" dirt/ Install 3" AC over 6" CMB
Permanent fencing	\$41,250.00	New 8' fencing around the perimeter of parcel
Sanitary facilities	\$2,875.00	4 portable toilets and 2 hand wash stations
Outdoor table/seating	\$500.00	Basic exterior picnic bench style accommodations
Easy up tent	\$150.00	Shade element for security/staff
Project administration/inspection	\$47,246.00	Public Works/outside vendor
Site Relocation Estimate	\$74,047.00	Interim term shelter relocation expense
Contingency	\$47,246.00	
<b>Total One-Time Start Up Budget</b>	<b>\$495,032</b>	

# REPORT

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DATE: March 3, 2021  
TO: Homelessness Committee  
FROM: Marisa Creter, Executive Director  
RE: **SUPPORT—SENATE BILL 15 (PORTANTINO), INCENTIVES TO PROVIDE WORKFORCE HOUSING AT COMMERCIAL SITES**

## **RECOMMENDED ACTION**


Recommend the Governing Board authorize the President to send a letter in support of Senate Bill 15 (Portantino) to provide state grant incentives for cities to rezone idle big box retail sites or commercial shopping centers to accommodate workforce multifamily housing.


## **BACKGROUND**

SB 15 would allow cities to receive the average of the annual amount of sales tax revenue generated by the big box retail or commercial shopping center site for the previous seven years. To receive the sales tax rebate, the site must be rezoned, the housing development approved and constructed and a certificate of occupancy issued. If a mixed-use development is approved, only the amount of square footage dedicated to housing would be eligible for the rebate. The funds would be distributed by the Department of Housing and Community Development (HCD), upon appropriation by the Legislature. The legislation is cosponsored by BizFed, the State Building and Construction Trades Council of California and the Los Angeles County Division of the League of California Cities.

The bill has been referred for a hearing in the Senate Housing Committee. Staff notes that the legislation requires project labor agreements for public-agency sponsored projects and the payment of prevailing wages for private organization sponsored projects.

Copies of the letter will be sent to Senator Portantino and the members of the San Gabriel Valley State Legislative Delegation, with courtesy copies provided to the Southern California Association of Governments, LA County Division of the League of California Cities, and the California Contracts Cities Association.

Prepared by:   
Paul Hubler  
Director of Government and Community Relations

Approved by:   
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A - Senate Bill 15 Fact Sheet

Attachment B - Letter of Support, LA County Division of the League of California Cities

# SB 15 (Portantino) – Attachment A

## Local Government Incentives to Rezone Idle Retail Sites for Workforce Housing

### PROBLEM/ISSUE

Lack of affordable housing is a major issue for current and potential employers in California counties. Housing is intrinsically connected to the welfare of workforce populations and business. Lacking sufficient attainable housing for employees, work environments suffer and the greater economy is negatively impacted.

A concurrent trend has emerged in local economies due to the growth of e-commerce. Since 2017, national retailers have been reducing their demand for future space in retail centers, are closing stores and abandoning retail sites at a record pace greater than during the Great Recession.

The intent of this legislation is to give incentives to cities that convert these abandoned retail sites into affordable and workforce housing. These fiscal incentives will be used by local governments to replace the sales tax revenues from these big box retail stores.

### BACKGROUND

California has a housing emergency. According to the California Department of Housing and Community Development (HCD), from 2015-2025, approximately 1.8 million new housing units are needed to meet projected population and household growth, or 180,000 new homes annually.

The imbalance between supply and demand has driven California housing costs to be the highest in the nation, with an average median home price now 2.5 times the U.S. median. These high prices have prohibited occupations like teachers, nurses, public safety officers and younger professionals the ability

to afford owning a home, essential for building a stronger and vibrant economy.

According to a paper written in June 2018 by the George Mason School, Center of Real Estate;

*"The growth of e-commerce has made public retailers have lose enterprise value.*

*In addition to closing stores, many retailers are reducing demand for future space in retail centers.*

*Closings and cutbacks by retailers are happening in areas that are least affluent and least densely populated. Retailers are disproportionately leaving poorer and rural areas (67%) as opposed to large/affluent cities (13%)."*

Now is the opportunity to construct affordable housing on land formerly used by commercial retailers and give local governments fiscal incentives to reward them for rezoning, approving, completing and allowing occupancy of workforce housing projects.

### SUMMARY

SB 15 will enable local cities to receive from HCD the average of the annual amount of sales tax revenue generated by that site for the last seven (7) years if the site has been converted and occupied with new housing. The city would receive that average amount for a total of seven years.

For a local government to receive this fiscal incentive, beyond just rezoning the sites, the city must approve a housing development project through its planning process, must be built and have a certificate of occupancy for the city to be eligible and receive the sales tax rebate.

Should the city approve a mixed use development on the site, the city would be eligible for the sales tax rebate only on the amount of square footage dedicated to housing.

## **EXISTING LAW**

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Existing law through the Workforce Housing Reward Program allows grants to be made available to local governments that provide land use approval to housing projects that are affordable to very low and low-income households.

## **SUPPORT**

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**BizFed (Sponsor)**  
**State Building and Construction Trades Council of California (Sponsor)**

**Version:** 12/9/2020





February 1, 2021

The Honorable Anthony Portantino  
Senator, California State Senate  
State Capitol Building, Room 3086  
Sacramento, CA 95814

**RE: SB 15 (Portantino) Housing Development Incentives. Rezoning of Idle Retail Sites. Notice to Co-Sponsor .**

Dear Senator Portantino:

The Los Angeles County Division of the League of California Cities® (Division), representing 86 cities in the county, is pleased to co-sponsor your SB 15 (Portantino), which would provide strong incentives for cities to rezone idle big box retail sites or commercial shopping centers to accommodate workforce multifamily housing.

Specifically, SB 15 would allow cities to receive from the Department of Housing and Community Development (HCD), upon appropriation by the Legislature, the average of the annual amount of sales tax revenue generated by the big box retail or commercial shopping center site for the previous seven years if the site has been rezoned, housing has been constructed and occupied.

This measure would address one of the hurdles to rezoning commercial sites into residential sites, the loss of sale tax and transient occupancy tax (TOT). Cities often rely on sales tax, TOT, and other non-property tax sources of revenue to provide essential city services like police and fire service. This is particularly the case for cities that receive very little property tax. SB 15 would provide additional resources for seven years to help address the revenue shortfall associated with rezoning commercial sites to residential uses.

SB 15 is a smart solution to our housing crisis. We are proud to join as a co-sponsor. Thank you again for your leadership on this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Blanca Pacheco".

Blanca Pacheco  
President  
Los Angeles County Division  
League of California Cities

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LOS ANGELES

EXECUTIVE DIRECTOR  
**JENNIFER QUAN**

DATE: March 3, 2021  
TO: Homelessness Committee  
FROM: Marisa Creter, Executive Director  
RE: **STATE BUDGET AND LEGISLATIVE UPDATES**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

As previously reported in February, Governor Newsom's 2021-22 budget proposal includes key provisions that would provide a total of \$1.75 billion in funding for Project Homekey, community-based housing, and behavioral health treatment and for vulnerable seniors. SGVCOG lobbyist Tim Egan will provide an oral update on the budget process during your March meeting as well as on the bills identified below which are being tracked by SGVCOG staff:

- **SB 91** (Committee on Budget and Fiscal Review): Extends the state eviction moratorium until July 1, 2021 and provides \$1.5 billion in Federal rental assistance to tenants. Landlords who apply to the program can receive 80% of the tenant's outstanding rent if the landlord agrees to forgive the remaining 20%. If a landlord chooses not to apply, tenants can apply to receive 25% of their unpaid rent. Applications reportedly will be available by March 15. An additional \$1.1 billion of Federal funding for the same purpose was distributed to local governments with populations over 200,000.  
**Status:** Enacted on January 21.
- **AB 328** (Chiu, Kalra, and Wicks): Establishes the Reentry Housing Program within the Department of Housing and Community Development, to provide grants to counties and continuums of care for housing and related services for people experiencing homelessness with recent histories of incarceration, or who are expected to become homeless upon their release from incarceration. The program would fund, among other things, long-term rental subsidies, incentives for landlords who lease their units to program participants, case management, and interim housing. AB 328 does not directly appropriate funding for the program, but future funding is anticipated to come from cost savings related to the planned closure of certain correctional facilities.  
**Status:** Referred to the Committee on Housing and Community Development.
- **AB 15** (Chiu): Extends existing State COVID-19 related eviction protections through December 2021, six months beyond the SB 91 protections.  
**Status:** Referred to the Committee on Housing and Community Development.
- **AB 71** (Luz Rivas): Increases tax rates on businesses with annual profits of more than \$5 million, raising an estimated \$2.4 billion to fund homeless programs. While most funding would be reserved for cities with populations greater than 300,000, the bill includes \$400 million for developers to build affordable and supportive housing in cities and unincorporated areas with fewer than 300,000 residents.

# REPORT

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**Status:** Re-referred to the Committees on Revenue and Taxation and Housing and Community Development.

The deadline to introduce new legislation was Friday, February 19th. A significant number of new bills are released each year on the day of the deadline. SGVCOG staff continue to analyze this last round of bills and will be prepared to report on any additional relevant legislation at the next meeting.

Prepared by: Brian McCullom  
Brian McCullom  
Management Analyst

Approved by: Marisa Creter  
Marisa Creter  
Executive Director

DATE: March 3, 2021

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **2021-22 MEASURE H FUNDING RECOMMENDATIONS PROCESS**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

Each fiscal year, the Los Angeles County Homeless Initiative leads the Measure H funding recommendations process. This process allocates the total funding expected from the Measure H sales tax in the following year to the 51 approved strategies to combat homelessness. Within these funding strategies, Measure H Funding is allocated proportionally to each service planning area (SPA) according to its homeless population, with the exception of funding for specific site-based programs, such as interim housing or project-based permanent housing. Because of the cancellation of the 2021 Homeless Count, the results of which would typically be used for that calculation, the funding is expected to be allocated using the same formula as for FY 2020-21.

This process also includes a period of public input both before and after draft allocations are released. The public input and recommendation approval process is scheduled to proceed as follows:

- **February:** The County Homeless Initiative released an online survey for the public to provide input on the funding allocations for the respective Measure H strategies. This survey is available through February 25 at [homeless.lacounty.gov/measure-h-public-comment](https://homeless.lacounty.gov/measure-h-public-comment). The SGVCOG provided guidance to member cities for how to respond to this survey to advocate to the County for additional funding for cities and COGs.
- **March:** Homeless Initiative and County departments which serve as the “lead agencies” for each strategy (e.g. LAHSA, Department of Health Services, Department of Mental Health, Department of Public Social Services) will participate in meetings to consider relevant data, community input, and other available information to develop draft Measure H funding recommendations.
- **April:** Draft funding recommendations will be released to the public and a second three-week public comment period will be opened. On April 21, a community webinar will provide a description of the draft funding recommendations.
- **May 5:** A virtual public hearing will be held for members of the public.
- **June 24:** Measure H funding recommendations incorporating input from this comment period will be submitted to the Board of Supervisors.
- **July 6:** These recommendations will be considered by the Board of Supervisors for final approval.

# REPORT

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Funding for cities and councils of government (COG's) for homeless plan implementation and innovation was provided through an allocation to strategy E7 "Strengthen the Coordinated Entry System" in FY 2019-20 for a two-year period. In order for such funding to continue into FY 2021-22, a new allocation would need to be included in this year's recommendations. It has not yet been decided whether this will be included in the recommendations.

In order to advocate for this funding for cities and COG's, the SGVCOG provided member agencies with a suggested comment to provide on the strategy E7 recommendations through the County's portal. The suggested comment is as follows:

"Funding should be provided through this strategy directly to cities and councils of government to support homeless plan implementation and innovation. This should be in the amount of at least \$15 million, to renew the \$9 million originally allocated for city homelessness plans implementation and the \$6 million allocated to councils of governments for innovation. This funding currently provides for active, locally supported initiatives to address homelessness which will not be able to be sustained without additional funding. These programs have been successful at reducing homelessness, and a renewal of these funds is necessary to prevent a reduction of service in our communities."

Prepared by: Brian McCullom  
Brian McCullom  
Management Analyst

Approved by: Marisa Creter  
Marisa Creter  
Executive Director

DATE: March 3, 2021

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **PROJECT ROOMKEY, PROJECT HOMEKEY, AND THE LAHSA COVID-19 RECOVERY**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

The Los Angeles Homeless Services Authority (LAHSA) has continued to demobilize Project Roomkey (PRK) sites and has transitioned those residents to other housing destinations.

All PRK sites had been intended to close by April 2021. However, an executive order signed by President Biden on January 21 directed the Federal Emergency Management Agency (FEMA) to increase its reimbursement rate for leasing costs of such projects from 75% to 100%. In response, the County directed LAHSA and the Homelessness Initiative to report back by February 24 on opportunities for “extending, renewing, and/or expanding county-contracted Project Roomkey sites.” The PRK site at the Lincoln Hotel in Monterey Park, the last remaining PRK site in the San Gabriel Valley, may be extended through September as a part of this program.

No PRK sites have been closed since the February update to this committee. The current program updates are as follows:

- 17 sites have been fully demobilized, including 4 in the San Gabriel Valley;
- 21 sites remain in operation;
- 3 of which were being demobilized prior to the increased FEMA reimbursement rate

The City of Los Angeles announced that it will extend 1,200 rooms it currently has leased through this program through September and is negotiating a lease with at least one additional hotel. Some city councilmembers have called for a significantly greater expansion.

City and County officials have cited FEMA’s often years-long reimbursement timeline and the strained capacity of homeless service providers and nursing providers as barriers to expanding the program, even despite this 100% reimbursement rate.

One of these PRK projects, in Hacienda Heights, will continue to operate as an interim housing site as a result of funding received by the County of Los Angeles through the State’s Project Homekey program. Nine additional sites were purchased by the County through this program, and 14 others were purchased by the Cities of Los Angeles, El Monte, and Long Beach. All of

these sites are planned to transition to permanent supportive housing, with the exception of one site which could be used in this way immediately. All County-owned Project Homekey sites have opened, and the two in the San Gabriel Valley are nearing full occupancy.

LAHSA and the County are working to ensure that no PRK participants return to homelessness. Those transitioning from a PRK site will receive case management and a rental subsidy that will be available until they can increase their income to afford their rent or can receive a more permanent subsidy, depending on their level of disability. When no permanent housing is immediately available, participants can also be transitioned to other short-term stay sites. Currently, there is sufficient funding to provide this program to between 4,700 – 7,000 individuals, depending on the level of subsidy each needs.

Below is an update on the housing placements for those leaving PRK:

- 4% of participants returned to the streets;
- 12% of participants placed in permanent housing;
- 68.5% of participants placed in interim housing;
- 13.5% of participants exited to an institution (healthcare, criminal justice, substance abuse treatment) or are deceased;
- Remaining 1% of participants have unknown outcomes.

Some of those participants that initially exited PRK into interim housing were ultimately housed in permanent housing. Overall, 22% of participants that exited PRK are now placed in permanent housing.

The Department of Health Services has begun providing COVID-19 vaccinations of people experiencing homelessness (PEH) over the age of 65. While the program has been limited by supply, approximately 1,000 PEH have received the vaccine, including both sheltered and unsheltered individuals.

Prepared by: Brian McCullom  
Brian McCullom  
Management Analyst

Approved by: Marisa Creter  
Marisa Creter  
Executive Director

DATE: March 3, 2021

TO: Homelessness Committee

FROM: Marisa Creter, Executive Director

RE: **LA ALLIANCE FOR HUMAN RIGHTS ET AL. V. CITY OF LOS ANGELES ET AL**

## **RECOMMENDED ACTION**

For information only.

## **BACKGROUND**

LA Alliance for Human Rights, et al. v. City of Los Angeles, et al. was filed in March 2020 by a group of business owners and residents called the LA Alliance for Human Rights. The Alliance claims the City and County of Los Angeles have failed to protect and provide shelter for people experiencing homelessness. The Court has ordered the City and County to find alternate shelter for people living near freeways and under freeway overpasses. In response, in June, the City and County signed a binding term sheet to provide 6,700 beds within a specified time frame, and services for five years thereafter. These beds will be primarily located in the City of Los Angeles and primarily funded by the County.

In February, a hearing was held in Skid Row in which Judge Carter, who oversees the case, criticized the slow pace of the progress in response to the lawsuit, especially in light of recent rains. He criticized longstanding policy, particularly with respect to the way these policies have affected women, people of color, and those with mental illness.

In response to this, Councilmember Mike Bonin called for the city and county to enter into a consent decree, supervised by a judge. He argued that current structures, including the Los Angeles Homeless Services Authority (LAHSA), are “structurally incapable” and not “nimble or forceful enough” to deliver the response required. If the city and county agree, this decree would end the lawsuit and provide Judge Carter with the ability to order the construction of interim housing or the provision of services.

The judge asked attorneys for all sides to submit briefings by March 4 on how the federal court might intervene in the case.

# REPORT

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Prepared by: Brian McCullom  
Brian McCullom  
Management Analyst

Approved by: Marisa Creter  
Marisa Creter  
Executive Director