

South Bay Cities Council of Governments

Homeless Services Task Force (Zoom Meeting)

Wednesday, July 7, 2021 3:00 pm – 5:00 pm

Meeting Notes *(submitted by Laurie Jacobs)*

Welcome and Introductions

Elected officials/representatives in attendance:

Council Member Horvath (Redondo Beach); Council Member Francis (Gardena); Council Member Jackson (Hermosa Beach); Council Member Chen (Torrance); Kathleen Austria (Supervisor Mitchell, District 2); Jennifer LaMarque (Supervisor Hahn, District 4); Cody Bridges (Assembly Member Muratsuchi)

Others in attendance:

Ashlee Oh (Los Angeles Homeless Initiative); Richard Corral (Corral Consulting); David Ellis (Safe Huts); Keith Bennett, Cac Le (Carson); Jackie Arcos (Gardena); Jesse Ramirez, Mary Agnes Erlandson, (St. Margaret's Center/Hawthorne); Lt. Landon Phillips (Hermosa Beach PD); Roberto Chavez, Lori Jones (Inglewood); George Gabriel (Manhattan Beach); McKenzie Bright, Karina Banales (Rancho Palos Verdes); Wayne Windman, Anastasia Papadakis, Joy Abaquin (Redondo Beach); Aram Chaparyan, Viet Hoang, John LaRock (Torrance); Courtney Reed, Haley Fuselier, Ana Abril-Urias (PATH); Laurie Ramey (Mental Health America Los Angeles); Kyla Coates (Justice and Mental Health) John Franklin Sierra (LA County Dept Mental Health) Shari Weaver, Breanna Jaijairam (Harbor Interfaith Services); Nancy Wilcox (South Bay Coalition to End Homelessness); Jacki Bacharach, Grace Farwell, Laurie Jacobs, David Leger (SBCCOG)

May 5, 2021, meeting notes – Received and filed.

Updates from the Homeless Initiative: 2022-2023 Funding and Re-evaluation of HI Strategies

Ashlee Oh, Principal Analyst, Homeless Initiative, LA County

Board of Supervisors' budget approval moved to July 13th meeting. It includes the CEO recommended \$15million for the next round of funding to support the cities' implementation efforts over the next 18 months starting January 2022. Cities are encouraged to consider collaborative proposals with other cities for their project requests to achieve regional scale.

There is a board motion instructing the CEO to reevaluate the homelessness initiative strategies. This will be due in October and there will be multiple phases. The first phase is to retain a partnering consultant to comprehensively review the homelessness strategies currently in place as well as its achievements and evaluate any changes to determine if new strategies are needed as well as phasing out outdated strategies. The cities will play a bigger role in this process as well as leveraging county resources to expand interim and permanent housing capacity in their jurisdictions.

Ashlee asked what the most effective way would be to engage the cities for the overall process. Christian requested cities to submit information to Jacki. Ashlee wants to hold stakeholder forums to solicit information. We can schedule an all-city meeting to solicit.

Grace Farwell added comments about encouraging as many cities as possible to apply for funding with the call for projects having a focus on collaborative and/or multi-jurisdictional projects. This is a great opportunity to create city homeless plans if not already created. Today's meeting will cover some programs that might be of interest for projects.

Viet Hoang asked about how the COG will be scoring the submitted project proposals. Grace created a rubric and will review if in priority area 1 or 2. Also extra points will be given to cities who submit multi-jurisdictional/collaborative and innovative projects.

Ashlee Oh added that they hope as many as cities as possible submit proposal applications. Unlike the last round which required a city to have a homeless plan in place to qualify for funds, this time open to all regardless of status of a homeless plan.

Overview of SafeHuts

Dave Ellis, Marketing Director, SafeHuts

Website Link: <https://www.safehuts.com/>

Dave provided a brief overview of SafeHuts as an option to the Pallet Shelters with a 70 sq foot Title 24 compliant small home manufactured out of fiberglass. Duffy is the largest manufacturer of electric boats in the world. Fiberglass is long lasting, durable, insulatable, and essentially fireproof. Pricing is consistent with Pallet Shelters. Price includes units, delivery, and assembly with a 50-year warranty. It is easily sanitized. Assembly takes about 2 hours. Units include a 12-volt USB port. 120-volt heating and air conditioning must be hardwired and are not standard. Safe Huts offers a longer warranty than Pallet Shelters because fiberglass does not decompose.

Kathleen Austria asked about plumbing. Dave explained that most municipalities provide the infrastructure. Duffy partners with Sanitrax International, the largest provider of sanitation equipment in the world.

Viet Hoang asked about the nearest community where they can see these units. Dave informed him that these are manufactured in Adelanto, CA and can be delivered to your front door. No villages have been built locally yet.

Laurie Jacobs asked about production lead time. Dave explained that delivery is guaranteed 30 days from site prep being completed. The longer the lead time, the better.

BOS Motion to Expand LA County Mental Health Crisis Response Teams and What Does That Mean for the South Bay?

Jennifer LaMarque, South Bay Deputy Supervisor Janice Hahn

Supervisors Hahn and Barger passed a motion to expand the County's alternative crisis response to provide a non-law enforcement response to mental health crisis instead of 911. PMRT Psychiatric Mobile Response Teams and the Therapeutic Van units. Both programs are operating but limited in scope of hours. Supervisor Hahn made a motion to report back in 60 days to expand the program to 24-hour service and how to use American Rescue funds to help with this expansion.

John Franklin Sierra, Senior Staff Analyst at DMH, is managing this alternative response crisis project to improve capacity. He is working on patient transport service being added to the PMRT program to avoid the delay of ambulance service for transport. The new 988 emergency number is scheduled to go live around July 2022 as an alternative to 911 to deal with mental health emergencies. Some behavioral health issues can be handled via phone. Some municipalities are also working on similar programs so can be strategic partners for 24-hour response. DMH is reaching out to cities interested in designing these types of programs to align with federal guidelines. He is also working with cities to help them utilize the increase of federal funding availability.

Kyla Coates, Justice and Mental Health Deputy, explained that more local mental health response is most effective so they want to partner with cities interested in establishing their own response teams which may provide access to the federal funding.

Back Home Initiative (ADUs)

Richard Corral, CEO/Principal Consultant, Corral Consulting

Link: [Back Home Initiative](#) See presentation for program costs and details.

Link: [Back Home Overview Page](#)

Support BHI program website link: [Back Home Initiative support](#)

The Back Home Initiative (BHI) was just passed by the LA City Council. The motion requests various LA city departments to explore how to fund this model and what the total costs would be along with any sort of policy changes that would be needed to scale a pilot program throughout the city of Los Angeles. They are also working with the LA County Supervisors to get a motion for this program in LA County.

Richard reviewed the growing demand for affordable housing. The BHI is an innovative, efficient, cost effective solution to curtail the unmitigated rise in homelessness throughout the city and county and addresses multiple needs simultaneously. It includes:

- New Supportive Housing Units
- Free-Up Temporary and Rapid Re-housing Units
- Construct Accessory Dwelling Units (ADU) Free of Charge
- Builds Intergenerational Wealth in Low-Income Communities

BHI finances and fast-tracks the construction of new ADUs. Richard reviewed advantages of ADUs as solutions. This program offers ADUs that are move-in ready with appliances, furniture, etc. There is a 240sq foot studio model and a 390sq foot one bedroom model. There will also be a two-story model.

Goals are to reduce homelessness, lower supportive housing costs and timeline to build, and create a new market and new template that can be accessed by numerous developers. This will also provide income to homeowners to stay in their homes.

Tours of ADUs are available in Downey.

Shari Weaver asked if the tenant pays any rent. Richard advises the property owner will receive a \$400 monthly stipend whether the ADU is rented or not. There is an expectation of contributing to rent. Targeting low acuity renters who may be at risk, ready to transition, recently homeless so have a high probability of contributing to their section 8 voucher which is part of the program.

Shari also asked who pays for the utilities. Richard advises they are compensated for utility costs. He is partnered with a solar panel manufacturer who is offering to install solar panels free of charge on the ADUs and provide that energy to the main house.

Shari asked if the services will be provided by existing service providers. Richard answered they want to ensure case management is included in the program so they are asking LAHSA for the funding with assistance from CES in determining who should be allowed in the program and who provides the case management. They are planning on 6-7 case managers for 100 units. The costs are in the budget using HOPICS and Union Station recommendations.

Laurie Jacobs asked how they find the homeowners, and whether homeowners have a property tax increase, and will ADU fill the RHNA requirements. Richard replied that the Assessor's office and Supervisor Solis are planning to initiate state legislation to prevent these homes from being re-accessed. RHNA is another state fix that would need to occur to apply these requirements to ADUs. Identifying homeowners will occur in several different ways; There is an application that will identify eligible properties using GIS technology, and many SPAs and COGs have existing property owner round tables to evaluate eligibility.

Christian asked if the program will be focused on a particular SPA or anywhere within the borders of LA. Richard replied the model is scheduled to be city wide and will probably be targeting the areas most in need. Richard's experience has been working with smaller cities rather than a city as large as Los Angeles.

Roberto Chavez asked if he decided what income level would be housed in the ADUs. He also asked how the section 8 vouchers would be applied, would homeowners be able to charge market rate rent. Richard said rents would be based on renter's ability to pay with the balance subsidized.

Roberto also asked if the unit can be stacked on top of a garage. Richard advises there is a car port version but not sure if above garage unit will work.

PATH Services Update

Courtney Reed, Associate Director, South Bay SPA 8

Link: [PATH Presentation Report](#)

Courtney introduced the new Program Manager Ana Abril-Urias and each of the current team members. They are still short staffed which has been an issue throughout the pandemic. All are continuing to do intensive street case management, screenings and CES, housing location services, and ongoing supportive services.

Courtney reviewed the efforts of the PATH outreach team since our last meeting in May. A lot of time has been focused on encampment folks into the new Tiny Homes Village at Harbor College. People should continue to use LA-HOP.org to report any people experiencing homelessness. Cities need to continue efforts to look into solutions for affordable interim and permanent housing.

Kathleen Austria asked why the numbers were different between the districts. Haley Fuselier replied that there are different numbers of people to serve in each district.

CES Update

Breanna Jaijairam, SPA 8 Regional Coordinator for Adults, Harbor Interfaith Services

Shari Weaver, SPA8 Director Coordinated Entry System (Families, Adults & Youth)

Link: [Harbor Interfaith Services Report](#)

Recovery re-housing and bridge housing: Caseload for this program is full and they are actively working to house folks from all over SPA 8 in this program who are at high risk for COVID-19. They have 30 slots available and have housed 19 of 30 with 6 pending applications. 63% placement rate.

Prevention: Continue to ensure folks are connected to any needed legal services, referrals to LA County, state and individual city Rental Assistance programs and assist where they can. Referrals to the state rental assistance website with Housing is Key program for those whose lack of housing was affected by COVID-19.

Link [Housing is Key](#)

Other programs in SPA 8:

- Conducting A 2nd Homelessness 101 Training for Beach Cities City Staff on 7/15/2021 from 1pm-2pm.
- Joining the city of Hermosa Beach for their Homelessness Community Forum on Thursday, 07/08/2021 at 6pm-8pm.
- Outreach continues in the three Beach Cities and in collaboration with city staff, DMH, PD and other outreach teams.

LA-HOP.org; Reminded all to continue to utilize www.la-hop.org for all outreach related requests. The more information provided, the better. Summer is usually a busy time but even more so this year with COVID-19.

See report in link for CES attainment data in SPA 8.

Shari Weaver reviewed the interim housing sites data and the Redondo Beach pallet shelter.

They have gone from 40 shelter beds in Wilmington to 330 beds throughout SPA 8 which includes:

- 75 pallet shelter tiny homes at Harbor College.
- 40 beds at the county site in San Pedro
- 100 beds at Wilmington ABH (A Bridge Home)
- 100 beds at San Pedro ABH (A Bridge Home)
- 15 beds at the pallet shelters in Redondo Beach.

That is a 725% increase and Torrance pallet shelters are coming soon too.

The Redondo Beach pallet shelter site remains full at 15, pretty much full since the first day it opened last December. Total of 34 residents came through this site with 19 now permanently housed and many of the current residents are connected to resources. There are a lot of section 8 vouchers available from both the city and the county. This site was initially a 6-month pilot site but now informed it has been extended to December 2022. The 15 units may be increased to 20 units.

The 8th street county interim shelter currently has 31 residents with just 1 opening right now. 67 residents have come through this shelter since March 2020 of which 14 are permanently placed and many others receiving resources.

A Bridge Home in San Pedro currently has 52 residents. This has been open for 1 year and has 16 permanent housing placements. There used to be hundreds of encampments in this area in San Pedro and last count as of today is only 12 so progress is being made. More permanent housing is very much still needed.

The new Emergency Housing Vouchers coming will be very helpful. Greater than 6,000 vouchers are coming in with the bulk of these coming through the city and county of LA housing authorities, but she has also been working with some smaller city housing authorities: Redondo Beach, Torrance, Inglewood, and Hawthorne.

Grace Farwell asked about how the pandemic affected the work.

Breanna said from March to now has been easier but prior to that there were many difficulties and challenges. All agencies adapted well, and clients were resilient. Timelines were extended but as things begin to open up, resources are more accessible.

Council Member Chen asked if there are studies on reducing the inflow with the homelessness situation because otherwise this seems endless. Shari responded that everyone is looking at how do we stem the flow, but we really need to look at how do we address the social problems with lack of affordable housing at the top as well as income equality. There are a lot of other factors such as poverty, senior issues which will be our next big growing population that are living on fixed incomes. Other factors with everything from health conditions and how do we address mental health in a way that people will be able to stabilize. There so many contributing factors. Shari said trends should be watched and then target resources and programs that focus on those trends.

Nancy Wilcox added that there are strategic planning meetings at the county level. Shelter Partnerships and Corporation for Supportive Housing are having a series of meetings looking at seniors experiencing homelessness.

Kathleen Austria commented that there are rent relief programs to help those affected by the pandemic as well as seniors.

Grace mentioned the Home Share South Bay program focusing on homelessness prevention, especially with the older population.

Legislative Updates

Cody Bridges, Representative Assembly Member Al Muratsuchi

Summer recess is coming up, there are not many legislative updates at this time. The Assembly Member is looking at new bill ideas and requested cities send in their ideas.

Kathleen Austria, Representative Supervisor Holly Mitchell, District 2

The Supervisor has created a homelessness team covering housing, homelessness, and health.

Jennifer LaMarque, South Bay Deputy, Supervisor Janice Hahn, District 4

The Supervisors will be looking at how to allocate the American Rescue Act funds relative to homelessness to have the most impact. Prevention will be part of that. Details are not yet available. They are also in active discussions with the City of Torrance to fund the temporary pallet shelters that was passed as part of their homeless plan. And continuing to work with Redondo Beach on their pallet shelters and talking with Hermosa Beach about alternative crisis response opportunities.

SBCCOG Updates – Jacki Bacharach, Grace Farwell, SBCCOG

Jacki Bacharach said there is no more devastating news we can provide other than Grace is leaving! Jacki asked for all to help fill the position.

Link: [Senior Management Position](#)

The COG is now offering GIS services if needed, please use the COG as a resource. Our offices are now connected to the South Bay fiber network. Jacki asked for feedback on whether the next meeting should be in-person or continue as virtual.

Grace Farwell advised the Board of Supervisors will be voting in July on the next round of funding for COGs. Grace reminded all to submit project ideas.

Link: [Measure H Call for Projects](#)

Laurie Jacobs announced we are very close to having our first Home Share South Bay match. The lady is from Palos Verdes and the PVP Senior Village sent a volunteer to help her with the online profile. The woman is offering very affordable rent as we had hoped this program would work. As we are getting to post-COVID, we are looking for opportunities to present the program in person. We need more homeowners, help us tap into finding them.

Christian asked for feedback on whether to meet in person or via zoom be sent directly to Jacki.

Next Steps and Follow-up Actions

None at this time

Adjournment – next meeting is scheduled for September 1, 2021

2021 meetings: January 6th, May 5th; July 7th; September 1st; November 3rd

