

# South Bay Cities Council of Governments

June 12, 2023

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director  
Ronson Chu, SBCCOG Senior Project Manager for Homeless Services

SUBJECT: Approval of Los Angeles County Local Solutions Fund (LSF) Statement of Work (SOW) and underlying Memorandum of Understanding (MOU) Extensions with an LSF component.

## BACKGROUND

On January 27, 2023, the Los Angeles County Executive Office – Homeless Initiative (CEO-HI) awarded the SBCCOG a Measure H Local Solutions Fund allocation of \$2,344,214. On May 10, 2023, the SBCCOG conducted a meeting at which all of the South Bay city managers and homelessness staff were invited to attend to discuss the Local Solutions Fund programming. Thematically, the discussions centered on providing more tools for our regional case managers to get people off the streets.

With their input, the SBCCOG is recommending the following uses of the Local Solutions Fund allocation:

- 1) **A Shared Regional Housing Locator/Senior Services Coordinator** - The shared Housing Locator staff person will develop an inventory of landlords in the South Bay, work with case managers to match participants to available units and engage with landlords to provide education on various incentive programs. The Locator will address the needs of the general homeless population, but will have a focus on Seniors, the fastest growing demographic.
- 2) **Document/Transportation Specialist** – Cities have identified a need to supplement their case workers with a specialist to handle document and transportation requests. The specialist will assist case workers with these needs. The SBCCOG will partner with a non-profit partner to provide this service.
- 3) **SHARE housing to employment program** – SHARE, a non-profit, provides housing in a shared room environment - often times to support those rehabilitating from substance use. For \$600 a month, SHARE is able to house an individual and provide substance use recovery and employment services. The SBCCOG will be looking at adding 48 beds. Manhattan Beach is already using general funds to lease SHARE beds and is pleased with the results.
- 4) **Time Limited Subsidies (TLS)** - The TLS program will be used for both prevention and re-housing. The program will subsidize rent within a 6-12 month window. Case managers will carefully select participants based on their ability to graduate within this window. This program would require the Case Manager to be engaged weekly with the participant to ensure progression on their housing plan.
- 5) **Short Term Motel stays** - Cities, upon the recommendation of their homeless staff, will be able to lease motel rooms on a short-term basis, up to 6 months at a time. The SBCCOG will reimburse the cities. Recent changes to State laws allow for occupancy longer than 30 days. The Case Manager will be required to visit every other day and provide wrap around services. Additional requirements include participants who are lower acuity and can live self-sufficiently. Participants will need to already have a long-term housing plan.
- 6) **Tax Default Properties** - Cities can opt into exploring tax default properties. There are over 300 tax default properties in the South Bay, ranging from parking lots, warehouses, and single-family homes. This program can fund the acquisition of these properties, which are on average around \$20,000 to

acquire. The cities would own these properties for the purpose of building housing. The program will also match cities with non-profits who can access additional funding to develop these properties into Permanent Supportive Housing. Funding for one pilot project.

- 7) **Shelter Expenses and Capital Costs** - The SBCCOG is currently working with our cities to maintain and build shelter capacity. This funding will be reserved to go towards shelter operations and capital costs as needed, and to fund any potential new shelters.
- 8) **Extension of Innovation Fund Programs** – The SBCCOG will extend existing Innovation Fund programs utilizing roll-over funds from prior years. Four programs will need added funds from the Local Solutions Fund in order to sustain the program through fiscal year 2023-2024: Hawthorne Intensive Case Management, Gardena Outreach Coordinator, Redondo Beach Homeless Court and Interim Beds, and Client Aid.

The funding breakdown:

<u>LSF Budget Items</u>	<u>LSF Budget</u>
Regional Coordination Staffing	\$79,167
Regional Client Aid	\$85,000
Hawthorne Case Management	\$245,000
Gardena Coordinator	\$100,000
Redondo Beach Homeless Court/Interim Beds	\$80,000
Beach Cities Case Management*	\$17,162
SHARE Housing to Employment	\$350,000
Motel/SRO Leasing	\$350,000
Time Limited Subsidy	\$508,155
Tax Default Property Pilot	\$25,000
Shelter Operations and Construction	\$100,000
Housing Locator/Senior Services Staff	\$90,000
Document/Transportation Specialists	\$90,000
Program Management Staffing	\$80,000
SBCCOG Administration	\$144,730

**Total LSF Funding** **\$2,344,214**

Roll-Over Innovation Fund Programs

Torrance Mental Health Case Management  
 Inglewood Coordinator  
 Home Share South Bay

\* Beach Cities Case Mgmt Roll-Over is added from previous Beach Cities contract with County

RECOMMENDATION

That the Board approve the Local Solutions Fund scope of work and the MOU extension of the 3 city programs receiving Local Solutions Funds. Note: The County and Cities are simultaneously reviewing these documents. We will note any material changes to funding and/or scope to the Board (We have asked Gardena & Hawthorne to add a clarification sentence to the time that the funds are available but we don't anticipate any substantive changes).