

South Bay Cities Council of Governments

Steering Committee
Monday, July 14, 2025
SBCCOG Office
In person
357 Van Ness Way, Suite 90
Torrance, CA 90501

PUBLIC COMMENTS:

The Public Comment portion of the meeting is the Public's opportunity to provide comments on non-agenda items within the jurisdiction of the SBCCOG/cities and each speaker is limited to three (3) minutes. Comments on agenda items may be made following the staff report on the item and each speaker is limited to three (3) minutes per item. Time allotments may be reduced due to time constraints at the discretion of the Chair. When called on, please state: Your name and residence and the organization you represent, if appropriate. Written comments are also accepted by 11:00 am the day of the meeting via e-mail to natalie@southbaycities.org Both written and oral comments will be part of the official record.

SBCCOG Board Members:

***Pursuant to the end of the State's COVID-19 emergency declaration,
your attendance is required to be in-person***

For the public and guests, please RSVP in advance by using the below link:

<https://forms.office.com/r/pe1rJjqLzL>

AGENDA

- I. **CONFIRM THE QUORUM – 12:00 noon**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Receive and file
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- IV. **PUBLIC COMMENT – 12:05 pm**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. June 9, 2025 Steering Committee meeting minutes – attached (**Pages 5-8**)
 - **ACTION:** Approve
 - B. Fifth Amendment with McGowan Consulting for Integrated Pest Management website posting and marketing in support of the Beach Cities Watershed Management Group and the Peninsula Watershed Management Group (funds to the SBCCOG)
Amendment – attached (**Pages 9-10**)
 - **ACTION:** Recommend board approval

- C. No Pending Grants - both not funded; de-briefing requested
 - Caltrans Sustainable Transportation Planning Grant – Climate Adaptation Planning (SBCCOG South Bay Environmental Services Center Program Lead)
 - Caltrans Sustainable Transportation Planning Grant – Sustainable Communities (Transportation Program Lead)
- D. Monthly Reports – Receive and File
- E. City Attendance at SBCCOG Meetings – attached (Page 11)

VI. ACTION ITEMS

- F. Opportunity to Serve – **12:15 pm**
 - Vacancy on the Metro South Bay Sector Council – memo attached (Page 13)
 - **ACTION:** Decide whether to solicit for an additional member
- G. REAP 2.0 – **12:20 pm**
 - Housing Trust Feasibility Study
 - 2nd meeting of Advisory Committee on July 17
 - Possible changes to legislation and/or JPA – no bill this year
 - Commercial Redevelopment
 - Micro-Mobility Hubs Consultant Selection – to be sent in the supplemental
 - **ACTION:** Recommend consultant selection for Mobility Hub project to the Board
- H. Homeless Services – **12:30 pm**
 - Client Aid Recap Report – attached (Page 15)
 - Recap of meetings with CEO-HI, LACAHSAs and others and policy issues being addressed
 - SBCCOG Measure A Program Budget – memo attached (Pages 17-22)
 - LACAHSAs
 - LACAHSAs MOU – attached (Pages 23-46)
 - LACAHSAs Vendor Contracts – WLCAC/SMC; HIRO; CRCP (to be available at the Board meeting)
 - Measure A Contract/SOW – attached (Pages 47-148)
 - Draft CEO-HI SBCCOG LSF Contract (pending legal review)
 - LSF Vendor Contracts – to be sent in the supplemental
 - **ACTION:** Recommend Board approval subject to legal review and no substantive changes – SBCCOG Measure A Program budget, LACAHSAs MOU and Measure A Contract/SOW
- I. Legislation – **12:45 pm**
 - Legislative Matrix & 2 Year Bills – attached (Pages 149-157)
 - August 14 is the Legislative Briefing – remote only?
 - **ACTION:** Recommend that the Board change position on AB 1154 from oppose to monitor
- J. Office Move Items – **12:50 pm**
 - Audio Vision Equipment for the Board room – to be sent in the supplemental
 - **ACTION:** Recommend Board approval for the recommendation
- K. Board Meeting Agenda Development – **1:00 pm**

- July – draft attached (**Pages 159-161**)
 - Housing Trust Update
 - Civic Spark Fellows Project Overviews
- August
 - Wally and Kim – SBCCOG Sustainability Program
- September
 - WSPA re: impacts of some of the refinery closures (both confirmed and rumored) on the state and particularly the South Bay
- Potential Speakers
 - Mayor Bass – invite us to Getty House
 - Andrew Dermanoski, Colonel, USSF, LAAFB
- Special meeting possibilities
 - Alta Sea Wave Project
 - Sanitation District Water Treatment Plant Tour
 - Harbor-UCLA Tour of new facilities – set date after General Assembly

L. November Steering Committee meeting date – **1:05 pm**

- For the past few years, we have confirmed the date of the November Steering Committee because it has been the observance of Veteran’s Day. This year, the Steering Committee is on Monday, November 10. The holiday will be Tuesday, November 11.
- Also, because the Board meeting is the 3rd Thursday, November 20, it would give the staff more time to prepare the agenda if the Steering Committee was November 3.
- **ACTION:** Keep regular date of November 10 or change to November 3.

M. HR Compensation and Classification Study – **1:10 pm**

- Staff would like to do a compensation and classification study. Previous studies have been in house and with the growth of programs and staff in the organization, an outside study is proposed.
- 3 proposals were received but since they just arrived, we will be sending them in the supplemental mailout with a recommendation
- **ACTION:** Recommend that the Board approve the staff-selected HR firm

N. Election Procedures – **1:20 pm**

- This item was requested by a board member to be considered– to develop a policy on election of officers. Items to be included:
 - Selection to have a nominating committee if no candidates come forward
 - Every candidate to be given an opportunity to make a 3-minute speech
 - Using a secret ballot for a contested positions and announcing the vote as legally required
 - Other?
- **ACTION:** Review the items and direct staff to bring back a policy on election procedures at the August meeting

O. Approval of Invoices – to be sent in supplemental distribution – **1:30 pm**

- **ACTION:** Approve invoices for payment

VII. INFORMATION ITEMS

P. SBFN – **1:35 pm**

- Update on status of the network and the transition

Q. Update on South Bay Environmental Services Center Activities – attached – **1:40 pm (Pages 163-169)**

R. Update on Senior Services – **1:45 pm**
■ Meeting July 22

S. Update on the Local Travel Network & E-Bike Safety Issues – **1:50 pm**

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:55 pm

IX. NEXT STEERING COMMITTEE – Monday, August 11, 2025 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT

South Bay Cities Council of Governments

Steering Committee Monday, June 9, 2025 Minutes

Attendees: Bernadette Suarez, First Vice-Chair (Lawndale); Cedric Hicks (Carson); Ray Jackson (Hermosa Beach); Barry Waite (Lomita); Nina Tarnay (Manhattan Beach); Zein Obagi (Redondo Beach); Britt Huff (Rolling Hills Estates); Jon Kaji (Torrance); Jacki Bacharach, Kim Fuentes, Wally Siembab, David Leger, Natalie Champion, Lara Gerges, Ronson Chu, Jake Romoff, Anne Tsai (SBCCOG); Karen Nobrega, Karen Herrera (CalConsulting); Holly Osborne (Public)

I. CONFIRM THE QUORUM – 12:00 noon

II. REPORT OF POSTING OF THE AGENDA

- **ACTION:** Receive and file

III. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

IV. PUBLIC COMMENT – 12:00 pm

HOLLY OSBORNE, RESIDENT, EMPHASIZED THE NEED FOR CLARIFICATION ON THE WIDTH OF THE ROW (RIGHT-OF-WAY) AND REQUESTED AN ENGINEER'S INPUT.

KAREN HERRERA, REPRESENTING CALIFORNIA CONSULTING, INTRODUCED THEIR GRANT WRITING SERVICES AND COMPLIANCE SUPPORT FOR LOCAL GOVERNMENTS, HIGHLIGHTING THEIR SUCCESS IN SECURING GRANTS FOR VARIOUS CITIES.

**V. CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm
HICKS/HUFF**

A. May 12, 2025 Steering Committee meeting minutes – attached (Pages 5-10)

- **ACTION:** Approved

B. Homeless Services Contract Amendments

- Memo – attached (Pages 11-25)
- **ACTION:** Recommended Board Approval

C. FY 25-26 Contract with Siembab Corporation – attached (Pages 27-34)

- **ACTION:** Recommended Board Approval

D. Contract with West Basin Municipal Water District for FY25-26 (payment to the SBCCOG)

- Agreement attached expires June 30, 2026, \$171,370
- **ACTION:** Recommended Board Approval

E. Chamber of Commerce Memberships

- Memo – attached (Pages 35-36)
- **ACTION:** Recommended Board Approval

F. Pending Grants that have been submitted

- Caltrans Sustainable Transportation Planning Grant – Climate Adaptation Planning (SBCCOG South Bay Environmental Services Center Program Lead) – awards spring or later

- Caltrans Sustainable Transportation Planning Grant – Sustainable Communities (Transportation Program Lead) – awards expected spring or later

G. Monthly Reports – Receive and File

- City Attendance at SBCCOG Meetings – attached (Page 37)

VI. ACTION ITEMS

H. Office Move Items – 12:20 pm

- Update Memo – attached (Pages 39-40)
- Network Cabling & Information on Audio-Visual System – memo attached
- **ACTION:** ApproveD the cabling and discuss the audio-visual/teleconferencing proposals and report to the Board **JACKSON/TARNAY**
- **THE NEW AUDIO-VISUAL SYSTEM FOR THE BOARDROOM SHARP PROPOSAL EXCEEDS \$70,000. STAFF DECIDED TO SEEK ADDITIONAL QUOTES FOR THE AV SYSTEM.**
- **PROPOSAL FOR REMOVING EQUIPMENT FROM THE CURRENT OFFICE WAS APPROVED. IT WAS AGREED TO HOLD IN-PERSON MEETINGS TEMPORARILY UNTIL A NEW AV SYSTEM IS SELECTED, AS THE CURRENT SYSTEM IS OUTDATED AND AFFECTS SOUND QUALITY. THE NEW OFFICE LEASE IS FOR 7 YEARS WITH AN OPTION TO RENEW.**
- **COMPLETE OFFICE MOVE BY JULY 14 STEERING COMMITTEE MTG**

I. Homeless Services – 12:35 pm

- Client Aid Recap Report – attached (Page 41-42)
- Recap of meetings with CEO-HI, LACAHSa and others and policy issues being addressed
- Review of comments to be submitted on the LACAHSa guidelines
- **CONCERN THAT NEW COUNTY GUIDELINES MIGHT ELIMINATE IPORTANT SERVICES LIKE HOMELESS COURT AND RESTRIT RENT SUBSIDIES. SBCCOG MAKING COMMENTS**
- **CONCERN EXPRESSED BY MEMBER KAJI RE: TORRANCE OPPOSITION TO PROPOSED HOME KEY PROJECT.**
- **DISCUSSED CRIMINAL RECORD CLEARING PROJECTS AND THE NEED TO ADVOCATE FOR FUNDING THROUGH LA CASA, AS THE COUNTY HAS CURTAILED THESE PROGRAMS AT THE SERVICE LEVEL.**
- **CONCERNS ABOUT A NEW COUNTY ENTITY BEING FORMED, EMPHASIZING THE IMPORTANCE OF AVOIDING DUPLICATE SYSTEMS AND ADVOCATING FOR THEIR PERSPECTIVE IN UPCOMING MEETINGS AND FEEDBACK PERIODS.**
- **ACTION:** Provide direction **PREPARE LETTERS RE: CONCERNS FOR CITIES TO POTENTIALLY USE AS TEMPLATES**

J. Legislation – 12:55 pm

- Legislative Matrix – attached (Pages 43-50)
- July Legislative Briefing postpone due to office move? Reschedule for August?
- **ACTION:** RecommendED that the Board support AB 726 – **OBAGI/HUFF**
 - **AB 726 WOULD ALLOW CITIES TO CLAIM CREDIT IN THEIR ANNUAL PROGRESS REPORTS FOR PRESERVING EXISTING AFFORDABLE HOUSING UNITS.**
 - **AGREED TO RESCHEDULE THE LEGISLATIVE BRIEFING FROM JULY TO AUGUST 14TH, POTENTIALLY AS A HYBRID ZOOM MEETING.**

K. Board Meeting Agenda Development – 1:00 pm

- June – draft agenda – attached (Pages 51-53) - @ NAKAOKA CENTER IN GARDENA
 - Election of Officers
 - **COORDINATE WITH WAYMO FOR POTENTIAL PRESENTATION**
- July
 - Housing Trust Update
 - Civic Spark Fellows Project Overviews
- Potential Speakers
 - Mayor Bass – invite us to Getty House
 - Andrew Dermanoski, Colonel, USSF, LAAFB
- Special meeting possibilities
 - **OLYMPICS PLANNING PRESENTATION**
 - **TOUR OF LAX/METRO TRANSIT FACILITY**
 - **TOUR OF PEOPLEMOVER WHEN IT OPENS IN JANUARY**
 - Alta Sea Wave Project
 - Sanitation District Water Treatment Plant Tour
 - Harbor-UCLA Tour of new facilities – set date after General Assembly

L. Draft FY25-26 Budget – 1:05 pm

- Summary presentation slides & budget – attached (Pages 55-74)
- **ACTION:** Provide further direction and recommendED board approval **JACKSON/HICKS KEY CHANGES INCLUDED INCREASES IN GRANTS AND CONTRACTS, SALARIES, AND BENEFITS. THERE ARE SEVERAL PENDING GRANTS, INCLUDING A POTENTIAL SS4A GRANT AND TWO CALTRANS GRANTS. THERE IS ALSO A NEW GRANT APPLICATION TO LA 2050 FOR SENIOR MOBILITY INITIATIVES. DUE TO THE RECENT INCREASE IN HOMELESS SERVICES FUNDING, IT WILL BE ADDED TO THE BUDGET WHEN THE PROGRAMS ARE BETTER DEFINED.**

M. Auditing Firm Recommendation – 1:10 pm

- Memo distributed separately – CHALLENGE OF FINDING A FIRM BECAUSE OF OUR SIZE
- **ACTION:** RecommendED Board Approval – **KAJI/SUAREZ**

N. Approval of Invoices – to be sent in supplemental distribution – 1:15 pm

- **ACTION:** Approved invoices for payment **JACKSON/HUFF**

VII. INFORMATION ITEMS

O. Update on South Bay Environmental Services Center Activities – attached – 1:20 pm (Pages 75-82)

- **COORDINATE WITH CLEAN POWER ALLIANCE TO ESTABLISH FORMAL PARTNERSHIP WITH SBCCOG**
- **SEVERAL ONGOING PROJECTS, INCLUDING A COMMERCIAL DIRECT INSTALL PROGRAM FOCUSING ON ENERGY EFFICIENCY AUDITS IN GARDENA, WHICH HAS BEEN SUCCESSFUL WITH NO-COST INSTALLATIONS FOR BUSINESSES.**
- **COMPLETED GREENHOUSE GAS REPORTS FOR NINE CITIES AND ARE WORKING WITH FOUR CITIES ON RESILIENCY HUBS, WHILE ALSO HANDLING AB 802 COMPLIANCE REPORTS FOR 15 CITIES.**
- **THE TEAM DECIDED NOT TO PROCEED WITH A CALIFORNIA GREEN BUSINESS NETWORK CONTRACT DUE TO LIABILITY CONCERNS, AND THEY ADJUSTED**

**STAFFING BY MOVING A CIVIC SPARK FELLOW BACK TO THE PROGRAM WHILE
RETAINING ZORAN AS A PART-TIME EMPLOYEE FOR SPECIFIC PROJECTS.**

P. REAP 2.0 – 1:30 pm

- Housing Trust Feasibility Study
 - 2nd meeting of Advisory Committee on May 22
 - Working with Jenkins and consultant re: possible changes to legislation and/or JPA
 - **HOUSING TRUST NEEDS ASSESSMENT REVEALED A SIGNIFICANT FUNDING GAP OF OVER \$1 BILLION ANNUALLY, LEADING TO CONCERNS ABOUT THE FEASIBILITY OF IMPLEMENTING THE REGIONAL HOUSING NEEDS ASSESSMENT.**
- Micro-Mobility Hubs update
 - **COORDINATE WITH CITY STAFF TO FIND MEMBERS FOR REVIEW OF RFPS RECEIVED**
- Commercial Redevelopment
 - **FINALIZE CONTRACT WITH CONSULTANT FOR JUNE 15 KICKOFF MEETING**

Q. SBFN – 1:40 pm

WORK WITH CITY MANAGERS TO CONDUCT NEEDS ASSESSMENT AND ASSET INVENTORY FOR SOUTH BAY FIBER NETWORK EXPANSION

R. Update on Senior Services – 1:45 pm

DID NOT RECEIVE AN AARP GRANT FOR EMERGENCY PREPAREDNESS PROGRAMS. WILL EXPLORE POSSIBILITY OF WORKING WITH THE COUNTY TO CREATE A CALL SYSTEM FOR SENIORS DURING EMERGENCIES.

S. Update on the Local Travel Network & E-Bike Safety Issues – 1:50 pm

PREPARE REVISED BUDGET INCLUDING POTENTIAL \$400,000 SS4A GRANT FOR BOARD MEETING AFTER THURSDAY'S FEDERAL MEETING

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:55 pm

IX. NEXT STEERING COMMITTEE – Monday, July 14, 2025 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT – 1:40 PM

FIFTH AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This fifth amendment to the Memorandum of Understanding (MOU) by and between the South Bay Cities Council of Governments (“SBCCOG”), a California joint powers authority organized and existing pursuant to the laws of the State of California, and McGowan Consulting, LLC, a limited liability company, (“McGowan”) is made as of July 1, 2025.

RECITALS

- A. SBCCOG and McGowan entered into a MOU on July 1, 2020 wherein McGowan wished to maintain and periodically revise web page(s) with content on environmentally friendly landscaping, gardening, sustainable pest control and rainwater harvesting being hosted on the SBCCOG's website - Southbaycities.org - on behalf of certain member cities of SBCCOG and the members of the Beach Cities Watershed Management Group and the Peninsula Watershed Management Group.
- B. The fourth amendment to the MOU expires on June 30, 2025 and the Parties desire to extend the Term for an additional one (1) year and revise the tasks and associated costs for an amount not to exceed \$10,800.

NOW, THEREFORE, in consideration of the foregoing, the parties agree to amend the MOU as follows:

- 1. Section 2 of the Agreement is amended to read as follows:

SBCCOG will perform the tasks (work) for the associated costs shown in Table 1 below.

TABLE 1 – TASKS AND ASSOCIATED COSTS		
TASK	DESCRIPTION	COST
1	Webpage Hosting, Maintenance and Reporting	\$4,500
1.1	Host webpages for a total of 12 months including: <ul style="list-style-type: none"> • Coordinate software/security updates • Maintain landing webpage link • Fix minor issues such as broken links in existing pages as discovered 	
1.2	Provide website analytics reports biannually (January and July) to McGowan, including: <ul style="list-style-type: none"> • Recommendations to increase webpage(s) visibility • Virtual meeting with McGowan staff to discuss results 	
2	Rework Webpage Content	\$3,100
2.1	Update content on up to two (2) webpages or add one (1) new webpage to existing site based on: <ul style="list-style-type: none"> • Content developed by McGowan (revised text and layout as well as new links and photos) • Coordination with McGowan regarding webpage content and layout 	
3	Marketing of Webpages via a combination of the following subtasks to be selected by McGowan for a combined Task 3 amount not to exceed:	\$3,200
3.1	Incorporate newsletter articles into four monthly SBCCOG E-Newsletters during the year with <ul style="list-style-type: none"> • Timing to be determined between McGowan and SBCCOG staffs • Content and graphics/photos to be provided by McGowan by the end of the month prior to newsletter issuance, with no more than two (2) unique articles prepared during the year • Include one boosted article during the year with timing to be determined between McGowan and SBCCOG staffs 	\$ 1,800
3.2	Disseminate messaging to be provided by McGowan during at least three in-person outreach events per year	\$ 950

TABLE 1 – TASKS AND ASSOCIATED COSTS		
TASK	DESCRIPTION	COST
3.3	Provide marketing analytic reports biannually (January and July) to McGowan, including: <ul style="list-style-type: none"> Number of e-newsletter articles published and circulation for each Number of in-person events and attendees reached for each 	\$ 450
Total All Tasks Not to Exceed:		\$ 10,800

2. Section 3 of the Agreement is amended to read as follows:

McGowan agrees to pay the SBCCOG a total amount not to exceed ten thousand eight hundred dollars (\$10,800) for performing the work as described in Section 2 for the period beginning July 1, 2025 and ending June 30, 2026 unless earlier terminated pursuant to the provisions of the MOU. The parties may further amend the terms of the MOU to include additional services and/or to extend the term beyond this period.

3. Section 4 of the Agreement is amended to read as follows:

SBCCOG will submit semi-annual invoices based on the tasks and associated costs described in Section 2. The first invoice will be submitted on or before January 10, 2026 for the tasks and associated costs performed from July 1, 2025 through December 31, 2025, and the second invoice will be submitted on or before July 10, 2026 for the tasks and associated costs performed from January 1, 2026 through June 30, 2026. McGowan agrees to pay SBCCOG the amount due within thirty (30) days of presentation of an invoice.

Except as modified above, all other provisions of the MOU remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this agreement to be effective as of the date first written above.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
Bernadette Suarez
SBCCOG Board Chair

Date: _____

Attest: _____
SBCCOG Board Secretary

“McGowan”

McGowan Consulting, LLC

By: _____
Kathleen McGowan, Principal/Owner

Date: _____

June 2025	Cities that attended																
Monthly Meetings	Carson	El Segundo	Gardena	Hawthorne	Hermosa Beach	Inglewood	Lawndale	Lomita	Manhattan Beach	Palos Verdes Estates	Rancho Palos Verdes	Redondo Beach	Rolling Hills	Rolling Hills Estates	Torrance	County of LA	Los Angeles
City Managers Meeting																	
City Clerks Working Group																	
Economic Development Directors Roundtable	J. Coleman				A. Becker						B. Forbes		K. Banales / S. Crew	J. Naughton	M. Ramirez		
Energy Management Working Group																	
GIS																	
Homeless Service Task Force	Debra Scott	Chris Pimentel	R. Tanaka	Kimberly Mack	Raymond Jackson	Roberto Chavez	Michael Reyes	Bill Uphoff	Patty Matson	Kristen Jo		Lila Omura			Zulma Gent		
Infrastructure Working Group			W. Mendoza	D. Torado		T. Olmos	L. Rodriguez		E. Zandvliet G. Gamboa		R. Bryden	A. Winje		J. Naughton	S. Furukawa C. Cho	P. Smith M. Amundson	R. Junken K. Venegas A. Palacios
Legislative Briefing																	
Parks and Rec Directors																	

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South Bay Cities Council of Governments

July 14, 2025

To: SBCCOG Steering Committee

From: Jacki Bacharach, SBCCOG Executive Director

RE: Vacancy on the Metro Service Council

Last month, Rochelle Mackabee, transit rider and South Los Angeles resident, resigned from the Metro Service Council. Her term was until July 2027.

The Service Council can have up to nine members. It can be less. This leaves our council with eight members. They are:

COUNCIL MEMBER	START DATE	END DATE	APPOINTED BY AND/OR OFFICE HELD
Don Szerlip Chair 7/20	1-24-08	7/27	Resident & businessman, Redondo Beach
Roye Love	1-27-11	7/28	Senior, regular rider, community groups, Carson
David Mach	7/20	7/26	Torrance Transit and rider
Robert Wolfe	7/21	7/26	Hermosa Beach, Metro Community Advisory Council (CAC) and transit rider
Melissa Molina	7/23	7/26	LAWA Employee Transportation Coordinator
John Kaji	8/24	7/27	Torrance Councilmember
Courtney Miles	8/24	7/28	Gardena resident; field organizer, Abundant LA, transit rider
Andrea Reilly	7/25	7/28	Torrance resident, retired, physical challenged

In April when the Board made their appointments, there were two unsuccessful candidates – Charles Deemer (a former member) and Adam Schwartz. Should the Steering Committee decide to solicit for a new member of the council, we could notify them. It should be noted that they were both from Torrance and Torrance already has 3 representatives on the council. Geographic diversity is important to Metro as a criteria for the councilmembers.

RECOMMENDATION

Provide direction as to whether to:

- Leave the position vacant
- Limit the solicitation to an area that is not currently represented
- Open the solicitation up to anyone that is interested

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Client Aid Recap

Date Submitted	Why this aid is needed and why other options will not work	The Client Aid request best fits the following option	Amount Requested	Client	City in SPA 8	Agency/ City	Outcomes
6/5/25	The Request is for 1 night motel stay. The client has been connected to SHARE housing for ongoing assistance.	One night motel stay	\$110	Cedric	Torrance	Torrance	Housed
6/5/25	Client aide request is for 1 night motel stay was requested in order for client to be assisted with connection to detox placement the next day.	One night motel stay	\$110	Nickolai	Torrance	Torrance	Sheltered
6/5/25	Client was approved for a one-night motel stay as case managers planned with the client to pursue a Soul Housing bed placement available the following day.	One night motel stay	\$110	Shade	Torrance	Torrance	Unknown
6/6/25	Client lost his employment in March. Client rents a room for \$848/month. Client did receive GR and EBT during those months, but it wasn't enough to cover rent. Client has recently secured a new position at Autozone and will be receiving his first check around the 20th of June. Assistance for this client will allow him to remain stable in his current housing.	Rental/Utility Deposits	\$4,104	Anthony	Wilmington	Harbor Connect	Housed
6/13/25	The client has been experiencing homelessness on and off since 2023. She has 2 children in her custody. They have been staying in cars, couching and hotels. Family has been approved for residence at Farley House for women and children. Security Deposit and First months rent are requested	Security deposit & first moth rent	\$829	Shelly	Hawthome	Hawthome Access Center	Housed
6/13/25	Client Aid request for a homeless couple living in their car in Westmont. The household consists of J. Williams and T. Fisher. William. They received a voucher that was issued in 12/2024 and they reached out to St. Margaret's Center for housing navigation services. They have been approved for a unit at 4639 Lomita St. Los Angeles CA 90019 on 05/19/2025. As of 6/12/25, the landlord received approval from HACLA to proceed with the move-in. Payment request is for the Security Deposit in the amount of \$2340.00	Security Deposit	\$2,340	Jamal	Westmont	St. Margaret's Center/ Lennox	Housed
6/13/25	Client works in the film industry and has experienced inconsistent work over the past 5 years due to covid-19, the strikes, and the recent fires. We are requesting rental arrears to keep him housed and prevent an experience of homelessness.	Rental arrears	\$5,000	Darick	Inglewood	St. Margaret's Center	Housed
6/17/25	Curtis is currently enrolled with SBCCOG. Due to a recent accident in which he was struck by a car while riding his scooter, he was temporarily unable to work. He has since been medically cleared by his doctor and is scheduled to return to his position at Costco. In the interim, Curtis is requesting one month of rental assistance to cover July's rent in order to maintain his housing stability during this transition.	Rental/Utility Deposits	\$1,595	Curtis M.	Hawthome	SHARE!	Housed
6/19/25	Client and her children needed help ASAP given they had nowhere else to go since their apartment burned down and she is a candidate for TLS	Extended motel stay pending ph placement	\$4,740	Idongesit	Torrance	Torrance	Housed
		Client Aid Since 6/1/25	\$18,937				
		Budget Mod 6/10/25	\$100,000				
		Remaining	\$81,063				
		Total Client Aid Cases	323				
		Total Housed or Relocated	225				
		Total Sheltered	46				
		Total Job Attainment	9				
		Total Successful Outcomes	280				
		Success Rate	87%				
		Average \$/Case	\$1,209				

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South Bay Cities Council of Governments

July 14, 2025

TO: SBCCOG Steering Committee

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

SUBJECT: Approval of Measure A Budget, County Local Solutions Fund (LSF) Contract, and the Los Angeles County Affordable Housing Solutions Agency (LACAHS) Memorandum of Understanding (MOU)

BACKGROUND

The SBCCOG Homelessness Program has been previously been funded by Measure H. The Los Angeles County CEO-HI administers a modest amount of this funding to cities and COGs through the Local Solutions Fund (LSF). CEO-HI has stated that Measure H is not a local return measure. As such, the SBCCOG has received only \$1 to 2 million annually on behalf of its cities. While not enough to fund our cities' shelters, the SBCCOG has leveraged this modest amount by creating innovative and award winning programs to serve our cities' homeless populations.

Beginning in FY 25-26, CEO-HI and LACAHS) will begin to administer Measure A, which replaced and doubled the amount of Measure H funding to over \$1 billion annually. The SBCCOG will be receiving roughly \$3 million annually for Measure A Homeless Services LSF, and roughly \$11 million annually from LACAHS). Please see below chart for LACAHS) Eligible Jurisdiction Funding:

(Please note the acronyms: PPO = Housing Production, Preservation, and Ownership; RPHP = Renter Protections and Homeless Prevention)

Allocations by Jurisdiction and Use

	PPO-New Construction	PPO-Flexible	RPHP	Technical Assistance	Admin	Total
LACAHS)*	\$41,914,450	\$9,760,014	\$34,449,643	\$5,741,607	\$19,138,690	\$111,004,405
Burbank-Glendale-Pasadena RHT	\$2,293,716	\$675,496	\$2,137,002	\$356,167	-	\$5,462,381
Cities of Lancaster & Palmdale**	\$1,677,862	\$494,128	\$2,142,219	\$357,037	-	\$4,671,245
City of Glendale	\$1,533,341	\$451,566	\$2,105,698	\$350,950	-	\$4,441,555
City of Long Beach	\$3,062,303	\$901,843	\$4,646,518	\$774,420	-	\$9,385,084
City of Los Angeles	\$50,560,570	\$14,890,006	\$39,560,271	\$6,593,378	-	\$111,604,225
City of Santa Clarita	\$1,404,422	\$413,600	\$886,244	\$147,707	-	\$2,851,973
Gateway Cities COG/RHT	\$5,264,052	\$1,550,255	\$8,102,103	\$1,350,350	-	\$16,266,759
Las Virgenes/Malibu COG	\$153,553	\$45,221	\$166,605	\$27,768	-	\$393,147
San Fernando Valley COG	\$200,905	\$59,166	\$146,780	\$24,463	-	\$431,315
San Gabriel Valley COG/RHT	\$9,360,717	\$2,756,716	\$8,172,640	\$1,362,107	-	\$21,652,180
South Bay Cities COG/RHT	\$4,230,784	\$1,245,959	\$4,886,096	\$814,349	-	\$11,177,189
Unincorporated Los Angeles County	\$10,767,602	\$3,171,041	\$5,312,453	\$885,409	-	\$20,136,505
Westside Cities COG	\$2,633,394	\$775,530	\$2,117,872	\$352,979	-	\$5,879,775
Annual Board Priorities	\$44,353,915	\$13,062,156	-	-	-	\$57,416,071
TOTAL	\$179,411,586	\$50,252,699	\$114,832,143	\$19,138,690	\$19,138,690	\$382,773,809

The combined \$14 million annual funding is more than 7x what SBCCOG has received in prior years for homeless programs and must be spent or committed annually. This necessitates a new SBCCOG Homeless Program Operation & Technical Assistance (TA) Plan, and the development of a new Measure A Budget.

NEW SBCCOG HOMELESS PROGRAM - OVERVIEW OF THREE PROGRAM COMPONENTS

TECHNICAL ASSISTANCE (TA)

Measure A LACAHSAs Funding provides \$814k for TA funding to support Eligible Jurisdiction programming. The SBCCOG will utilize \$515k of this funding for its staffing, administrative, and overhead costs in order to properly manage the \$11 million of LACAHSAs funding. The SBCCOG plans two additional expenditures with the TA funding:

- 1) **Database Coordinator and Software Licenses** – In conjunction with the database coordinator, the team will evaluate and implement a suitable off-the-shelf database system to capture and report data. The additional accountability measures of Measure A and Functional Zero necessitate this annual investment in data. Additionally, improved data infrastructure will allow SBCCOG to better advise our cities on homelessness and affordable housing needs. We are currently evaluating a free system provided by one of our non-profit partners. However, there may be some ancillary costs, such as hosting. Currently the budget is \$148,500 for these items
- 2) **Capacity Building – Community Supports** – State Cal-Aim (Medi-Cal) allows for reimbursements for Housing Supports to keep people housed. This Housing Supports funding can pay for Housing Navigation, Prevention Specialists, Rent, and Interim Housing. However, in order to claim this reimbursement, non-profit agencies would have to be a State Community Supports provider. Unfortunately, most of SBCCOG’s current non-profit providers are not Community Supports providers.

The SBCCOG would utilize \$150,000 of TA funding to contract with a consultant to provide our cities and non-profits the technical assistance to be a Community Supports provider. Having cities and non-profits act as Community Supports providers allows the South Bay the ability to leverage State funding as opposed to relying solely on the SBCCOG Measure A allocation. This would then free up the SBCCOG Measure A allocations to supplement existing priorities.

LACAHSAs PRODUCTION, PRESERVATION, AND OWNERSHIP FUNDING (PPO)

The SBCCOG will receive \$5.4 million for PPO. The SBCCOG has not currently earmarked this funding. We will be meeting with our cities in the next few months to evaluate possible projects. We will bring back to the Steering Committee and Board a more detailed plan for our PPO dollars at a later date.

LACAHSAs RENTER PROTECTIONS AND HOMELESS PREVENTION PROGRAMS (RPHP)

Roughly \$4.8 million of SBCCOG LACAHSAs funding will go towards RPHP. In order to understand how we can budget for the RPHP programs, we must first review the unique restrictions of LACAHSAs funding and several definitional terms.

LACAHSAs Funding Restrictions and Definitions

In the LACAHSAs statute, it clearly states that the agency shall **not** perform “any functions related to supports and services provided to people experiencing homelessness.” However, the statute does not define the term “homelessness” nor does it define “prevention” nor “renters”.

These terms can be defined very narrowly, or they can be very broadly. For example, homelessness can include couch surfing or not. For the term “homelessness”, there are several accepted definitions of homelessness that differ from one another, including: McKinley-Vento (used by schools), HUD, and the Social Security Administration definition of homelessness.

In LA County, the Homeless System has sometimes used very narrow definitions. This in effect creates **“wrong doors”**. For example, we sometime see couch surfers turned away from homeless services because they are not technically homeless. Or, families are turned away from prevention services because they have already been evicted and are sleeping in a motel or car.

The SBCCOG seeks to define these terms broadly to avoid “wrong doors” and to serve as many people as allowed in the LACAHSAs statute and Program Guidelines.

Since we are discussing prevention programs, we will define someone who is **“at risk of homelessness”** using a modified form of the HUD definition to fit the LACAHSAs area median income threshold:

The definition of those who are at risk of homelessness includes individuals and families who:

- Have an annual income below 80 percent of median family income for the area, and
- Do not have sufficient resources or support networks, immediately available to prevent them from moving to an emergency shelter or place not meant for habitation, and
- Exhibit one or more risk factors of homelessness, including recent housing instability or exiting a publicly funded institution or system of care such as foster care or a mental health facility

We will define eligibility for **“prevention”** by utilizing the graphic below created by LACAHSAs consultants.

UPSTREAM Early Prevention	MIDSTREAM Crisis Response
<i>Currently housed renters experiencing housing instability</i>	<i>Individuals in housing crisis or transitional situations</i>
<ul style="list-style-type: none">• Individuals and families facing economic hardship but still maintaining housing• Renters receiving eviction notices or facing informal displacement pressure• Households with housing but experiencing unsustainable rent burdens (>30% of income)• Residents in deteriorating housing conditions or subject to landlord harassment	<ul style="list-style-type: none">• People temporarily doubled-up with family or friends• Individuals in time-limited institutional settings (hospitals, jails, foster care)• Residents in motels or other temporary accommodations• Those experiencing housing instability due to domestic violence or family conflict

Lastly, LACAHSAs Program Guidelines state that eligible uses of RPHP funding include prevention, legal services, and renter income assistance funding.

Understanding these parameters, the SBCCOG RPHP Programs will be:

- 1) Stay Housed LA – Stay Housed LA is an existing countywide program that provides legal services to prevent evictions. Data shows that renters without legal representation get evicted 99% of the time. However, if there is legal representation, renters are saved from eviction 90% of the time through either mediation with the landlord or achieving a “soft landing” – relocating to another apartment.

An eviction event often begins the slow road into homelessness. Please see below eviction data for the South Bay:

2024 Eviction Filings

Carson	294
El Segundo	27
Gardena	295
Hawthorne	567
Hermosa Beach	44
Inglewood	704
Lawndale	79
Lomita	66
Manhattan Beach	19
Rancho Palos Verdes	41
PV, RH, RHE	5
Redondo Beach	106
Torrance	338
Total	2585

Stay Housed LA is an expensive program where lawyers need to appear in court and have paralegal help to resolve cases. The SBCCOG will pay into the existing program at \$1 million a year. By paying into this existing program, we can take advantage of a possible LACAHSAs match for this program of 15%.

- 2) Legal Prevention Funding - In addition to eviction defense, South Bay case managers use the services of the Legal Aid Foundation of Los Angeles for general legal aid to prevent homelessness. This type of intervention can include legal services for general financial disputes, public subsidy eligibility, credit, and background mediation. The SBCCOG will earmark up to \$300,000 of our RPHP funding for this type of legal prevention services.
- 3) LA County Heart and the Criminal Record Clearing Project (CRCP) – The LA Public Defenders and the LA City Attorney’s offices have teamed up to provide justice impacted services for South Bay residents at risk of homelessness. Both Heart and CRCP services can be found at the Beach Cities Homeless Court and local expungement clinics – one of which has been held several times by Councilmember Cedric Hicks and Assemblymember Mike Gipson. These services help with a range of expungements – from traffic infractions to misdemeanors. On average, someone accessing these services may have 3 tickets, ranging from traffic violations to old jay walking tickets. The inability to pay these fines may result in sending someone to collections and/or a bench warrant to appear in court. As a result, these actions may negatively impact someone’s background or credit check; impacting their ability to find employment or housing. The SBCCOG will earmark up to \$700,000 for these two programs.
- 4) Rental/Income Subsidies – The bulk of the rest of SBCCOG’s RPHP allocation will be used for Rental and Income Subsidies. Per the LACAHSAs Program Guidelines ([link](#)), the SBCCOG can provide rental

arrears, client aid, and income subsidies for those at risk of homelessness. The SBCCOG will earmark \$2.55 million for rental/income subsidies. Cities and local housing authorities with existing rental prevention programs can submit for a direct allocation. For cities without an existing program, the SBCCOG will contract with 2 existing non-profit partners to provide this funding for those city constituents.

- 5) Retention Specialist, Marketing and Administrative Overhead – The SBCCOG will also contract with a non-profit partner to provide our cities and providers with a Retention Specialist to make sure those we have housing stay housed. The Retention Specialist will coordinate wrap around services for those who may need additional help. Additionally, to help inform our constituents of these valuable services, LACAHS is encouraging Eligible Jurisdictions to promote and market these services. We will develop a marketing budget for this activity. The rest of the RPHP funding will go towards SBCCOG overhead. The total for these 3 buckets will be \$336,000.

HOMELESS AND HOUSING BUDGET	
Homeless Services	Budget
Measure A Local Solutions Fund - previously approved	
City and Partner Programs	\$2,719,319
SBCCOG - Staffing and Overhead	\$328,885
Total Measure A Services Revenue	\$3,048,204
LACAHS	
Production, Preservation, and Ownership (PPO)	
PPO Programs - TBD	\$5,312,441
SBCCOG - Staffing and Overhead	\$164,302
Total PPO Revenue	\$5,476,743
Renter Protection and Homeless Prevention (RPHP)	
Stay Housed LA	\$1,000,000
Legal Prevention	\$300,000
LA Homeless Court (HEART)	\$225,000
Criminal Record Clearing Project	\$475,000
City and Partner Rental/Income Subsidies	\$2,550,000
Partner Retention Specialist	\$115,000
SBCCOG Marketing	\$62,500
SBCCOG - Staffing and Overhead	\$158,596
Total RPHP	\$4,886,096
Technical Assistance (TA)	
Capacity Building CalAim Consultant	\$150,000
LACAHS TA Housing Ombuds	LACAHS
SBCCOG Software Licenses	\$36,000
SBCCOG Data Coordination	\$112,500
SBCCOG Staffing and Overhead	\$515,849
Total TA	\$814,349
Total Homeless and Housing Department Budget	\$14,225,392

RECOMMENDATION

That the Steering Committee recommends that the Board approve the following:

- Measure A Budget - to be incorporated into the 25-26 SBCCOG adopted budget:

- DRAFT LA County Local Solutions Fund Contract (staff will bring back to Steering if Final version has substantive changes);
- LACAHSAs Memorandum of Understanding

Enclosed:

- LA County Local Solutions Fund Contract
- LACAHSAs Memorandum of Understanding

1 **AFFORDABLE HOUSING PRODUCTION, PRESERVATION,**
2 **AND OWNERSHIP; TECHNICAL ASSISTANCE, RESEARCH AND POLICY; AND**
3 **RENTER PROTECTION AND HOMELESSNESS PREVENTION FUNDING**
4 **MEMORANDUM OF UNDERSTANDING**

5
6 (South Bay Cities Council of Governments FY2025-26)

7 This Affordable Housing Production, Preservation, and Ownership; Technical Assistance,
8 Research and Policy; and Renter Protection and Homelessness Prevention Funding Memorandum
9 of Understanding (“**MOU**”), effective July 1, 2025 (“**Effective Date**”), is between the Los Angeles
10 County Affordable Housing Solutions Agency, a special act agency (“**Agency**”), and South Bay
11 Cities Council of Governments, a [entity type] (“**Recipient**”), each individually a “**Party**” and
12 collectively the “**Parties**.”

13 **RECITALS**

14 This MOU is made with reference to the following facts:

- 15 A. In September 2022, Governor Newsom signed Senate Bill 679, known as the Los Angeles
16 County Regional Housing Finance Act (“**Act**”). The Act created Agency to increase the
17 supply of affordable housing by providing enhanced funding and technical assistance for
18 renter protections, affordable housing preservation, and new affordable housing
19 production.
- 20 B. In November 2024, Los Angeles County voters approved “**Measure A**,” known as the
21 Affordable Housing, Homelessness Solutions, and Prevention Now Transactions and Use
22 Tax Ordinance. Measure A established a one-half percent sales tax on every dollar of goods
23 sold in Los Angeles County to provide dedicated funding for various purposes, including
24 reducing and preventing homelessness and increasing the supply of affordable housing.
- 25 C. Measure A directs the Los Angeles County Auditor-Controller (“**County Auditor-**
26 **Controller**”) to disburse 35.75% of the proceeds generated to Agency for use in
27 accordance with the Act’s and Measure A’s requirements through fiscal year 2029-2030
28 (and thereafter, such percentage may be modified by the Los Angeles County Board of
29 Supervisors every five years, except that such percentage may not be less than 33.33%).
30 These include, among other things, that: Agency use 60% of its Measure A funds for
31 affordable housing production, preservation, and ownership (“**PPO**”) (Gov. Code, §
32 64830(d)(1); Measure A, § 29(B)); that Agency use 5% of its Measure A funds for technical
33 assistance, research, and policy development (“**Technical Assistance**”) (Gov. Code, §
34 64830(d)(4)); and that Agency use 30% of its Measure A funds for Renter Protection and
35 Homelessness Prevention (“**RPHP**”) (Gov. Code, § 64830(d)(2)).
- 36 D. The Act requires Agency’s Board to adopt an Annual Expenditure and Strategy Plan, which
37 must set forth the share of revenue and estimated funding to be spent on each of the above-
38 stated categories (“**Annual Expenditure and Strategy Plan**”). Agency’s Board adopted
39 the first Annual Expenditure and Strategy Plan on June 25, 2025 (and it is anticipated that
40 the Board will adopt subsequent Annual Expenditure and Strategy Plans on an annual

41 basis). The Annual Expenditure and Strategy Plan establishes the proportional amount of
42 revenues and estimated funding that Agency will distribute to Recipient and each of the
43 other “**Eligible Jurisdictions**” (as defined herein) for each funding category. Exhibit A,
44 attached hereto and incorporated herein by reference, contains the allocations as approved
45 by Agency’s Board in the Annual Expenditure and Strategy Plan.

46 E. Of the funds allocated for PPO, Agency must disburse 70% of such funds to Eligible
47 Jurisdictions in accordance with each jurisdiction’s pro rata share of the total lower income
48 housing needs assessment goal for Los Angeles County allocated pursuant to Government
49 Code section 65584 (“**Pro Rata RHNA Share**”). (Gov. Code, § 64830.5(a)(1)(A)-(F),
50 (a)(2)(A)(i).).

51 F. Each Eligible Jurisdiction and its Pro Rata RHNA Share is provided in Exhibit A.
52 Recipient’s Pro Rata RHNA Share for 2025-2026 is **1.91%**.

53 G. Of the funds allocated for Technical Assistance, Agency must disburse 70% of such funds
54 to Eligible Jurisdictions on a per low-income renter basis. (Gov. Code, § 64830.5(a)(1)(A)-
55 (F), (a)(2)(C)(i)) (“**Technical Assistance Allocation**”).

56 H. Each Eligible Jurisdiction and its Technical Assistance Allocation is provided in Exhibit
57 A. Recipient’s Technical Assistance Allocation is **0.21%**.

58 I. Of the funds allocated for RPHP, Agency must disburse 70% of such funds to Eligible
59 Jurisdictions. Agency has elected to make such disbursement based on a per low-income
60 renter basis. (Gov. Code, § 64830.5(a)(1)(A)-(F), (a)(2)(B)(i)) (“**RPHP Allocation**”). Each
61 Eligible Jurisdiction and its RPHP Allocation is provided in Exhibit A. Recipient’s RPHP
62 Allocation is **1.28%**.

63 J. The Act and Measure A provide that Eligible Jurisdictions may receive their respective Pro
64 Rata RHNA Share of PPO funds, Technical Assistance Allocation, and RPHP Allocation
65 directly from Agency, provided that direct allocations are subject to the conditions and
66 restrictions set forth in the Act and Measure A for the receipt and use of the funds.

67 K. The Parties have entered into this MOU to comply with the Act and Measure A and
68 memorialize the terms and conditions governing the disbursement and use of Recipient’s
69 Pro Rata RHNA Share of PPO funds, Technical Assistance Allocation, and RPHP
70 Allocation.

71 TERMS AND CONDITIONS

72 The Parties agree as follows:

73 **1. Incorporation.** The Parties agree that the Recitals above constitute the factual basis upon
74 which Agency and Recipient have entered into this MOU. Agency and Recipient each
75 acknowledge the accuracy of the Recitals and hereby agree to the incorporation of the
76 Recitals into this MOU as though fully set forth herein.

77 **2. Term; Extension.** The term of this MOU is one year starting on the Effective Date. The
78 term will automatically renew for successive one-year terms unless either Party provides
79 the other Party with a written notice of non-renewal at least 30 days before the end of the
80 then-current term. Any renewal terms shall be on the same terms and conditions provided
81 herein, except that the allocations provided in Exhibit A shall be automatically updated to
82 reflect the allocations set forth in the Annual Expenditure and Strategy Plan adopted by the
83 Board for that fiscal year (e.g., if this MOU is renewed for FY 2026-2027, the allocations
84 provided in Exhibit A shall be those provided in the Board’s Annual Expenditure and
85 Strategy Plan for FY 2026-2027). This MOU will terminate upon the earlier of: (i) the fifth
86 anniversary of the Effective Date; or (ii) the expiration of the then-current term following
87 a Party’s timely notice of non-renewal.

88 2.1. In the event that, during the term of this MOU, the Pro Rata RHNA Share changes as a
89 result of a subsequent RHNA cycle, an addendum will be provided to each Eligible
90 Jurisdiction’s MOU, including this MOU, to incorporate the change.

91 **3. Recipient Acknowledgment.**

92 3.1. **Eligible Jurisdiction; Pro Rata RHNA Share.** Recipient acknowledges and
93 agrees that it is an Eligible Jurisdiction whose Pro Rata RHNA Share is **1.91%**.

94 3.2. **Recipient’s Share of PPO Funds.** In accordance with Section 3.1 above, Recipient
95 acknowledges and agrees that it will receive **1.91%** of the PPO funds available to
96 be disbursed by Agency to the Eligible Jurisdictions for 2025-2026. Such share of
97 PPO funds may change from time to time.

98 3.3. **Eligible Jurisdiction; Technical Assistance Allocation.** Recipient acknowledges
99 and agrees that it is an Eligible Jurisdiction whose Technical Assistance Allocation
100 is **0.21%**.

101 3.4. **Recipient’s Share of Technical Assistance Funds.** In accordance with Section 3.3
102 above, Recipient acknowledges and agrees that it will receive **0.21%** of the
103 Technical Assistance funds available to be disbursed by Agency to the Eligible
104 Jurisdictions for 2025-2026. Such share of Technical Assistance funds may change
105 from time to time.

106 3.5. **Eligible Jurisdiction; RPHP Allocation.** Recipient acknowledges and agrees that
107 it is an Eligible Jurisdiction whose RPHP Allocation is **1.28%**.

108 3.6. **Recipient’s Share of RPHP Funds.** In accordance with Section 3.5 above,
109 Recipient acknowledges and agrees that it will receive **1.28%** of the RPHP funds
110 available to be disbursed by Agency to the Eligible Jurisdictions for 2025-2026.
111 Such Share of RPHP funds may change from time to time.

112 3.7. **Recipient Reallocation to Agency.** If Recipient so chooses, it may elect to re-
113 allocate all or a portion of its funding allocation for any allocation to Agency to

114 partner with on the operation or to solely operate a program on Recipient’s behalf
115 within Recipient’s jurisdiction.

116 **4. Disbursement Schedule.** Agency will disburse funds to Recipient in accordance with the
117 Master Funding Policy and Guidelines for Eligible Jurisdictions (“**Master Funding Policy**
118 **and Guidelines**”) published by Agency after the County Auditor-Controller disburses
119 Measure A proceeds to Agency.

120 **5. Direct Allocation of PPO Funds.** Prior to disbursing a direct allocation of PPO Funds to
121 Recipient, the following conditions of Government Code section 64830.5(a)(2)(A)(iv)(I)
122 shall be met:

123 5.1. Recipient agrees to adopt and adhere to Agency financing policies and guidelines,
124 including public engagement and notice provisions.

125 5.2. All funded projects are in compliance with Agency’s eligible uses and affordability
126 requirements.

127 5.3. Recipient agrees to allocate its funding within 12 months through administrative
128 processes without being subject to additional legislative process.

129 5.4. Recipient is in compliance with Affirmatively Furthering Fair Housing in
130 California guidelines. If Recipient is a regional agency, it shall expend the funds
131 only in jurisdictions that are in compliance with Affirmatively Furthering Fair
132 Housing in California guidelines.

133 By executing this MOU, Recipient hereby agrees to adopt and adhere to Agency’s Master
134 Funding Policy and Guidelines (including public engagement and notice provisions) and
135 any other policies and guidelines adopted by Agency related to the disbursement of funds
136 to, or use of funds by, Eligible Jurisdictions. Execution of this MOU shall therefore satisfy
137 the condition at subsection 5.1. Agency’s Master Funding Policy and Guidelines will
138 establish provisions for Recipient to meet the remaining three conditions, which Recipient
139 shall meet prior to its receipt of a direct allocation of all or a portion of its PPO allocation.

140 **6. Use of PPO Funds.** For any fiscal year in which Recipient receives PPO funds from
141 Agency, Recipient will comply with all of the following:

142 6.1. **New Affordable Housing.** Pursuant to Measure A, Section 29 B, Recipient will
143 use at least 77.25% of PPO funds on constructing new affordable housing.

144 6.2. **Government Code Section 64830(d)(1).** Subject to Section 6.1 above, Recipient’s
145 use of PPO funds will comply with the requirements of Government Code section
146 65830(d)(1), attached hereto as Exhibit B-1 and incorporated herein by reference.

147 6.3. **Prohibited Uses.** Except as expressly authorized by Government Code section
148 64710, Recipient will not use PPO funds to perform or undertake any functions
149 related to supports and services provided to people experiencing homelessness.

- 150 6.4. **Supplemental Capacity for Existing Efforts.** Recipient’s use of PPO funds shall
151 be consistent with Government Code section 64710(a)(1).
- 152 6.5. **Timing.** Upon receipt of a disbursement of PPO funds from Agency, Recipient will
153 obligate its funding within 12 months through administrative processes without
154 being subject to additional legislative process and will ensure that funds allocated
155 to projects are expended within five years or as otherwise provided in Government
156 Code section 64830.5(a)(2)(A), attached hereto as Exhibit B-2 and incorporated
157 herein by reference, and any program policies and guidelines adopted by the Board.
- 158 6.6. **Period of Affordability.** Recipient shall record a restrictive covenant specifying
159 an appropriate period of affordability in accordance with any program policies and
160 guidelines adopted by Agency’s Board.
- 161 7. **Use of Technical Assistance Funds.** For any fiscal year in which Recipient receives
162 Technical Assistance funds from Agency, Recipient will comply with all of the following:
- 163 7.1. **Government Code Section 64830(d)(4).** Recipient’s use of Technical Assistance
164 funds will comply with the requirements of Government Code section 65830(d)(4),
165 attached hereto as Exhibit B-3 and incorporated herein by reference.
- 166 7.2. **Prohibited Uses.** Except as expressly authorized by Government Code section
167 64710, Recipient will not use Technical Assistance funds to perform or undertake
168 any functions related to supports and services provided to people experiencing
169 homelessness.
- 170 7.3. **Supplemental Capacity for Existing Efforts.** Recipient’s use of Technical
171 Assistance funds shall not supplant, but may complement and supplement existing
172 efforts by cities, counties, districts, and other local, regional and state entities that
173 were in existence as of January 1, 2022. Nothing in this paragraph shall be
174 construed to prohibit use of funds for new efforts.
- 175 7.4. **Timing.** Upon receipt of a disbursement of Technical Assistance funds from
176 Agency, Recipient will obligate its funding within 12 months and will ensure that
177 funds allocated to projects are expended within five years as provided in any
178 program policies and guidelines adopted by Agency’s Board.
- 179 8. **Use of RPHP Funds.** For any fiscal year in which Recipient receives RPHP funds from
180 Agency, Recipient will comply with all of the following:
- 181 8.1. **No Unrestricted Allocations.** Government Code section 64830.5(a)(2)(B)(iii)
182 prohibits Agency from making unrestricted direct allocations to government
183 entities. Recipient therefore agrees to be subject to the restrictions set forth in this
184 MOU and in t Agency’s policies and guidelines for the receipt and use of RPHP
185 funds.

186 8.2. **Government Code Section 64830(d)(2).** Recipient’s use of RPHP funds will
187 comply with the requirements of Government Code section 65830(d)(2), attached
188 hereto as Exhibit B-4 and incorporated herein by reference.

189 8.3. **Prohibited Uses.** Except as expressly authorized by Government Code section
190 64710, Recipient will not use RPHP funds to perform or undertake any functions
191 related to supports and services provided to people experiencing homelessness.

192 8.4. **Supplemental Capacity for Existing Efforts.** Recipient’s use of RPHP funds shall
193 not supplant, but may complement and supplement existing efforts by cities,
194 counties, districts, and other local, regional and state entities that were in existence
195 as of January 1, 2022. Nothing in this paragraph shall be construed to prohibit use
196 of funds for new efforts.

197 8.5. **Timing.** Upon receipt of a disbursement of RPHP funds from Agency, Recipient
198 will obligate its funding within 12 months and will ensure that funds allocated to
199 projects are expended within five years as provided in any program policies and
200 guidelines adopted by Agency’s Board.

201 **9. Construction Labor Requirements.**

202 9.1. **Measure A.** Recipient will ensure that at least 80% of the housing units produced
203 with PPO funds provided by Agency are built subject to a project labor agreement
204 that satisfies the requirements of Section 28 of Measure A, attached as Exhibit C-1
205 and incorporated herein by reference.

206 9.2. **The Act.** Recipient will ensure that any construction or rehabilitation project
207 receiving PPO funds provided by Agency complies with the requirements of
208 Government Code section 64720.5, attached as Exhibit C-2 and incorporated herein
209 by reference.

210 **10. Recruitment and Retention of Workers.** Recipient will ensure that all contracts funding
211 social services positions, including but not limited to eviction prevention workers, comply
212 with Section 27 of Measure A, attached as Exhibit C-3, attached hereto and incorporated
213 herein by reference.

214 **11. Records and Monitoring.**

215 11.1. **Progress Reports.** Recipient will submit Quarterly Progress Reports (“QPRs”)
216 and an Annual Report (“**Annual Report**”) to Agency on Recipient’s use of PPO
217 funds, Technical Assistance funds, and RPHP funds. Among other things, each
218 QPR must address (with supporting documentation, as reasonably required by
219 Agency) how Recipient has used, or plans to use, the PPO funds, Technical
220 Assistance funds, and RPHP funds in accordance with this MOU, including, but
221 not limited to, Sections 6 through 8 above. If Agency creates a template QPR,
222 Recipient shall use Agency’s template. Beginning July 1, 2025, Recipient must
223 submit QPRs to Agency in accordance with the schedule set forth in Master

224 Funding Policy and Guidelines for Eligible Jurisdictions. The July QPR submission
225 will represent Recipient’s Annual Report to Agency.

226 11.2. **Financial Records.** Recipient shall maintain financial records, supporting
227 documents and agreements, statistical reports, official files, and any other evidence
228 necessary to demonstrate compliance with this MOU. The foregoing shall be
229 maintained on file by Recipient for at least five years after the expiration or
230 termination of this MOU and made available to Agency upon request.

231 11.3. **Audit Requirements.** Agency shall contract for an annual audit, to be initiated
232 within six months after the end of the fiscal year being audited, for the purpose of
233 determining Recipient’s compliance with this MOU, the Act, and Measure A. Upon
234 completion of the annual audit, Agency will provide Recipient with a copy thereof.

235 **12. Compliance with Funding Requirements.** Recipient and any of its sub-recipients shall
236 comply with the programmatic and financial grant implementation policies and guidelines
237 included in the Master Funding Policy and Guidelines for Eligible Jurisdictions, published
238 by the Agency, for all categories of funds.

239 **13. Indemnification.** Recipient agrees to indemnify, defend (with counsel reasonably
240 approved by Agency) and hold harmless Agency and its board members, officials, officers,
241 employees, agents, and volunteers, at Recipient’s sole expense, from and against any and
242 all claims actions, losses, damages, liability, and/or legal proceedings brought against
243 Agency, its board members, officials, officers, employees, agents, and volunteers arising
244 out of Recipient’s performance of, or lack of performance of, any of its obligations under
245 this MOU.

246 **14. Dispute Resolution; Breach and Remedies.**

247 14.1. **Avoidance of Disputes.** The Parties recognize that, as public agencies that are
248 mutually interested in the efficient and effective use of Measure A revenues to
249 prevent homelessness and increase access to affordable housing, the Parties desire
250 to avoid legal disputes related to this MOU or to the pass-down and expenditure of
251 Measure A revenues. The Parties therefore commit to make their respective best
252 efforts to work collaboratively and cohesively to address questions of eligible uses
253 or other compliance-related issues prior to the issue rising to the level of a dispute.

254 14.2. **Dispute Resolution.** Except as otherwise provided below, before proceeding in
255 accordance with Sections 14.3 and 14.4, the Parties will attempt to informally
256 resolve any disputes that arise from the application or interpretation of this MOU.
257 The aggrieved Party shall notify the other Party of its intent to invoke this dispute
258 resolution procedure within 10 business days after such dispute arises. If the Parties
259 fail to resolve the dispute within 10 business days after delivery of such notice, each
260 Party shall, within five business days thereafter, nominate a senior officer of its
261 management to meet at a mutually agreed location to resolve the dispute. If the
262 dispute remains unresolved within 10 business days after such a meeting, each
263 Party, without further delay, shall have the right to proceed in accordance with

264 Sections 14.3 and 14.4. Notwithstanding the foregoing, this Section 14.2 does not
265 apply to a dispute involving Recipient's alleged misuse or misappropriation of
266 funds in violation of the Act, Measure A, or other applicable laws.

267 14.3. **Recipient's Breach.** Recipient shall be in breach under this MOU if it fails to
268 perform or satisfy any obligation or requirement set forth herein, or if it fails to
269 comply with the Agency's established policies and guidelines, the Act, Measure A
270 or other applicable law. If such violation is subject to cure, it shall be deemed a
271 breach of this MOU after 60 calendar days of receiving written notice from Agency.

272 14.4. **Remedies.**

273 14.4.1. Recipient's sole remedy shall be to institute an action at law or equity to
274 seek specific performance of the terms of this MOU. Recipient shall not be
275 entitled to recover damages for any breach by Agency hereunder. For
276 clarity, this Section allows for Recipient to obtain a court order to receive
277 disbursement of Agency funds that Recipient is legally entitled to receive
278 or to obtain a declaration of rights among the Parties under the law or this
279 MOU.

280 14.4.2. If Agency alleges that Recipient has misused or misappropriated funds in
281 violation of the Act, Measure A, or both, Agency may institute an action at
282 law or equity to pursue all available legal or equitable remedies without
283 providing a period for cure. In addition to the foregoing, Agency may pause
284 disbursements of PPO funds, Technical Assistance funds, and/or RPHP
285 funds to Recipient until such time as Agency reasonably determines that
286 Recipient is complying with this MOU or a court of competent jurisdiction
287 orders Agency to resume disbursing PPO funds, Technical Assistance
288 funds, and/or RPHP funds to Recipient.

289 **15. Most Favored Nation.** Recipient acknowledges that Agency receives Measure A revenues for
290 the purpose of passing through funding to multiple Eligible Jurisdictions throughout the
291 County of Los Angeles and that each Eligible Jurisdiction, including Recipient, benefits from
292 terms that ensure that another Eligible Jurisdiction (or its Subrecipients or contractors) does
293 not take actions against Agency that would put Agency's pool of funds at risk. Therefore,
294 Agency recognizes that the terms of this MOU, including the indemnity provisions and
295 limitations on damages against Agency, are most effective if applicable to all Eligible
296 Jurisdictions. Recipient shall therefore be subject to the same terms and conditions of the
297 Eligible Jurisdiction that receives the most favorable terms in its Funding Memorandum of
298 Understanding with Agency. This most favored nation clause is not triggered by, and shall not
299 preclude, Agency from settling or resolving disputes with Eligible Jurisdictions or other
300 claimants; it is only intended to ensure the standardization of the various MOUs.

301 **16. Notice.**

302 16.1. **Methods.** All notices, consents, requests, demands, and other communications
303 required or permitted under this MOU must be in writing and are conclusively
304 deemed effective:

305 (A) On personal delivery;

306 (B) On confirmed delivery by courier service;

307 (C) On the first business day after transmission if sent by registered electronic
308 mail transmission, with unmodifiable proof of content, delivery, and time
309 of delivery;

310 (D) If delivered by non-registered email, when the recipient, by an email sent to
311 the email address for the sender stated in this Section 1616 or by a notice
312 delivered by another method in accordance with this Section 1616
313 acknowledges having received the sender's email, provided that an
314 automatic "read receipt" does not constitute acknowledgment of an email
315 for purposes of this Section 1616; or

316 (E) On the third day after deposit in the United States mail, by certified or
317 registered mail, postage prepaid, addressed to the other Party.

318 16.2. **Courtesy Notice.**

319 (A) If a Party gives notice under Section 16.116.1(A), (B), or (E) above, the
320 noticing Party will make a good-faith effort to also send a courtesy copy of
321 the notice to the other Party by email.

322 (B) Failure to receive a courtesy copy is not a defect in notice.

323 16.3. **Addresses.**

324 (A) Notices and other written communications to Agency must be sent to:

325
326 Los Angeles County Affordable Housing Solutions Agency
327 Kenneth Hahn Hall of Administration
328 500 W Temple St., Room B50-b
329 Los Angeles, CA 90012
330 Attention: Ryan Olson, Controller
331 Email: ryan.olson@lacahsa.gov
332

333 With a copy to:

334
335 Best Best & Krieger LLP
336 300 South Grand Ave., 25th Floor
337 Los Angeles, CA 90071

338 Attn: Michael Maurer and Paula de Sousa
339 Email: Michael.Maurer@bbklaw.com

340
341 (B) Notices and other written communications to Recipient must be sent to:

342 South Bay Cities Council of Governments
343 357 Van Ness Way, Suite 110
344 Attention: Jacki Bacharach
345 Email: jacki@southbaycities.org

346
347 With a copy to:

348
349 South Bay Cities Council of Governments
350 357 Van Ness Way, Suite 110
351 Attention: David Leger
352 Email: david@southbaycities.org

353
354 16.4. **Change of Address.** Either Party may change its address or email address by giving
355 the other Party notice of the change in any manner permitted by this MOU.

356 16.5. **Refused or Undeliverable Notice.** Any correctly addressed notice that is refused,
357 unclaimed, or undeliverable because of an act or omission of the Party to be notified
358 is deemed effective as of the first date that the notice was refused, unclaimed, or
359 deemed undeliverable by the postal authorities, courier service, or other delivery
360 service (as applicable).

361 **17. Miscellaneous.**

362 17.1. **Governing Law; Venue.** This MOU is governed by the laws of the State of
363 California. Venue lies only in the state and federal courts in Los Angeles County,
364 California.

365 17.2. **Integrated Agreement.** This MOU is the entire agreement between the Parties
366 concerning the subject matter hereof and supersedes all prior written and oral
367 agreements or understandings between the Parties. This MOU cannot be modified
368 except by a written document signed by both Parties. No Party is relying on any
369 other negotiation, discussion, or agreement in connection with the subject matter of
370 this MOU. This is a fully integrated agreement.

371 17.3. **Independent Representation by Counsel.** The Parties represent that in executing
372 this MOU they have relied solely upon their own judgment, belief, and knowledge,
373 and the advice and recommendations of their own independently selected counsel.

374 17.4. **Capacity to Contract.** Recipient has the capacity and the authority to fulfill the
375 obligations required of it hereunder and nothing prohibits or restricts the right or
376 ability of Recipient to carry out the terms hereof.

- 377 17.5. **Authority to Execute.** Each person executing this MOU on behalf of Recipient
378 represents and warrants to Agency that they are duly authorized to execute and
379 deliver this agreement on behalf of Recipient.
- 380 17.6. **Enforcement Costs.** If any action or proceeding is brought by any Party against
381 any other Party to enforce any of the provisions hereof, or to seek damages by
382 reason of any alleged breach of any of the provisions hereof (whether at the trial
383 court level, appellate level, in a bankruptcy, probate or administrative proceeding
384 or otherwise), the prevailing Party shall be entitled to recover from the other Party
385 its attorney’s fees in such amount as the court may adjudge reasonable in such
386 action or proceeding, together with the prevailing Party’s other costs and expenses
387 (including, without limit, court costs and other litigation costs and expenses).
- 388 17.7. **Assignment.** Recipient may not assign this MOU without Agency’s prior written
389 consent, which may be withheld for any reason.
- 390 17.8. **Severability.** If any provision of this MOU is held by a court of competent
391 jurisdiction to be invalid, void, or unenforceable and the invalidity or
392 unenforceability of such a provision does not deny a Party the material benefit of
393 this MOU, then the other provisions of this MOU that can be given effect without
394 the invalid provision remain in effect.
- 395 17.9. **Headings.** This MOU’s headings are inserted solely for convenience of reference
396 and are not intended to govern, limit, or aid in the construction of any term or
397 provision hereof.
- 398 17.10. **Counterparts; Electronic Signatures.**
- 399 (A) This MOU may be signed and delivered in counterparts.
- 400 (B) In addition to any other lawful method of executing this MOU, this MOU
401 may be signed and delivered by each Party either: (i) electronically by
402 facsimile (e.g., scanned image or PDF copy); or (ii) digitally through the
403 use of EchoSign, DocuSign, or such other commercially available digital-
404 signature software that results in verified and confirmed signatures
405 delivered electronically to each Party.
- 406 (C) Each electronic or digital signature of a Party is treated as an original, as if
407 personally signed by that Party.
- 408 17.11. **Agreements with Third Parties.** If Recipient enters into any agreements with
409 contractors, consultants, subrecipients or other parties (“**Other Contracting**
410 **Party**”) for the use of PPO Funds, Technical Assistance Funds, or RPHP Funds for
411 the implementation of eligible activities (“**Third-Party Contracts**”), such Third-
412 Party Contracts shall be consistent with the terms of this MOU. Recipient shall
413 include in all Third-Party Contracts a requirement to comply with all terms of this
414 MOU applicable to the work or services provided by the Other Contracting Party,
415 and all legal requirements, including the Measure A requirements.

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17.12. **No Third-Party Beneficiary.** There is no intended third-party beneficiary of this MOU.

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17.13. **No Waiver.** No waiver of a provision of this MOU is valid unless it is made in writing and signed by the Party against whom such waiver is sought to be enforced. A failure to enforce a right hereunder does not constitute a continuing waiver of that right or a waiver of any other right hereunder. No waiver, benefit, privilege, or service that is voluntarily given or performed by a Party gives the other Party any contractual right by custom, estoppel, or otherwise.

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17.14. **Successors and Representatives.** This MOU binds and inures to the benefit of the Parties and their respective heirs, personal representatives, successors, and (where permitted) assignees.

428

(Signatures on the following page)

IN WITNESS WHEREOF, the Parties have executed this MOU as indicated below.

RECIPIENT

South Bay Cities Council of Governments a [entity type]

By: _____
Jacki Bacharach, Executive Director

APPROVED AS TO FORM

By: _____
[attorney name][title]

AGENCY

Los Angeles County Affordable Housing
Solutions Agency, a special act agency

Los Angeles County Affordable Housing Solutions Agency, a Special Act Agency

By: _____
Ryan Olson, Controller

APPROVED AS TO FORM

By: _____
Michael Maurer, Agency Co-General Counsel

EXHIBIT A

Eligible Jurisdictions

Eligible Jurisdiction	PPO Pro Rata RHNA Share¹	Technical Assistance Share	RPHP Share
Burbank-Glendale-Pasadena Regional Housing Trust	1.03%	0.09%	0.56%
City of Glendale	0.69%	0.09%	0.55%
City of Long Beach	1.38%	0.20%	1.21%
City of Los Angeles	22.80%	1.72%	10.34%
City of Santa Clarita	0.63%	0.04%	0.23%
Gateway Cities Council of Governments/Gateway Cities Affordable Housing Trust	2.37%	0.35%	2.12%
Las Virgenes/Malibu Council of Governments	0.07%	0.01%	0.04%
North Los Angeles County Transportation Coalition JPA	0.76%	0.09%	0.56%
San Fernando Valley Council of Governments	0.09%	0.01%	0.04%
San Gabriel Valley Council of Governments/San Gabriel Valley Regional Housing Trust	4.22%	0.36%	2.14%
South Bay Cities Council of Governments/South Bay Regional Housing Trust	1.91%	0.21%	1.28%
Unincorporated Los Angeles County	4.86%	0.23%	1.39%
Westside Cities Council of Governments	1.19%	0.09%	0.55%

¹ As approved by Agency’s Board on 6/25/2025. Pursuant to the Act, the Pro Rata RHNA Shares attributable to the Councils of Governments exclude any share attributable to an individually listed jurisdiction.

EXHIBIT B-1

Government Code Section 64830

64830.

...

- (d) Subject to funding eligibility and adjustment pursuant to subdivision (b) of Section 64717, the agency shall distribute regional housing revenue in the form of a grant, loan, or other financing tool pursuant to subdivision (q) of Section 64720 in a manner that achieves the following shares in the annual expenditure plan:
 - (1) A minimum of 40 percent of the annual programmatic budget, excluding any bond indebtedness, shall be spent on affordable housing creation, preservation, and ownership as follows:
 - (A) The following conditions shall apply with regard to affordable housing creation:
 - (i) Funding pursuant to this subparagraph may be used for the following purposes, including, but not limited to, land acquisition, housing acquisition, financing, and ownership programs, including the agency serving as a single source of financing as appropriate, income assistance for extremely low income households, and project-based rental assistance contracts with no time limit that are restricted to the support of extremely low income households.
 - (ii) Financing for any development costs associated with a project or funding grant that is for housing that is 100 percent affordable, which means restricted to any household that earns less than 80 percent of the area median income (AMI), including permanent supportive housing that includes onsite supportive services. An eligible project may also include a subset of at least 50 units, or 50 percent of the total units, whichever is greater, in a larger development that includes units targeted up to 120 percent of AMI, in which case the agency may only fund units that are designated for extremely low and very low income households, and agency funds shall not be used in connection with any unit that is income restricted due to development incentives, density bonuses, or similar programs.
 - (I) For each of the eligible jurisdictions, as defined in paragraph (1) of subdivision (a) of Section 64830.5, 25 percent of all funded units shall be reserved for extremely low income households, as defined in Section 50106 of the Health and Safety Code, and 25 percent shall be reserved for very low

income households, as defined in Section 50105 of the Health and Safety Code, over any two-year period, with regular monitoring by the citizens' oversight committee and board of units funded and constructed during that two-year period.

- (II) For each project, 10 percent of the units in the project shall be reserved for extremely low income households and 10 percent of the units shall be reserved for very low income households.
- (B) Funding pursuant to this paragraph for affordable housing preservation programs may be used to acquire, rehabilitate, place affordability restrictions on, and preserve existing housing units, housing from the private market, and units in residential hotels as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code for affordability, in order to prevent the loss of affordability and expand permanent affordability. Funding provided pursuant to this subparagraph shall be subject to both of the following conditions:
- (i) Existing residents of buildings acquired for the purpose of affordable housing preservation shall not be permanently displaced, even if the resident's household income exceeds the moderate-income limits in Section 50093 of the Health and Safety Code.
 - (ii) Buildings acquired for the purpose of affordable housing preservation shall achieve 100 percent occupancy by extremely low or very low income households over time through unit turnover.

Grants, loans, or other financing provided to community land trusts and other similarly structured nonprofit entities to acquire, rehabilitate, and preserve existing housing units are an eligible use pursuant to this subparagraph.

Programs to enable low- or moderate-income households to become or remain homeowners, including, but not limited to, below market rate ownership programs, downpayment assistance programs, residential rehabilitation loan programs, and grants or loans to assist in the rehabilitation or replacement of existing mobile homes located in a mobile home or manufactured home are eligible uses pursuant to this subparagraph.

- (C) Funding provided pursuant to this paragraph shall be subject to the following conditions in the event that demolition or rehabilitation of housing units is required:
- (i) (I) Any funded development or affordable housing grant on any property that includes a parcel or parcels that currently have residential uses, or within the five years preceding the grant have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that

restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low- or very low income households, shall be subject to a policy requiring the replacement of all those units to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy.

(II) Replacement requirements shall be consistent with those set forth in paragraph (3) of subdivision (c) of Section 65915, provided that any dwelling unit that is or was, within the five-year period preceding the grant, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income shall be replaced with units made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families.

(ii) If existing residents are required to be relocated due to demolition or rehabilitation needs, the developer is required to provide relocation benefits to the occupants of those housing rental units subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1. The developer shall comply with either the local government requirements for relocation assistance to displaced households or the policy set by the agency for relocation assistance to displaced households, whichever provides a greater benefit to the relocated or displaced households.

(iii) If existing occupants who are lower income households are required to vacate their units due to demolition or rehabilitation needs, the developer shall provide a right of first refusal for a comparable unit available in the new or rehabilitated housing development that is affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code.

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025.)

EXHIBIT B-2

Government Code Section 64830.5(a)(2)(A)

64830.5(a)(2).

...

(A)

- (i) Seventy percent of annual funding for the purpose of affordable housing preservation, affordable housing production, income assistance for extremely low-income households, and long-term, project-based rental assistance shall be allocated, based on the eligible jurisdiction's pro rata lower income housing need, to the eligible jurisdictions, provided that the allocation is consistent with the eligible uses of the funding set forth in paragraph (1) of subdivision (d) of Section 64830.
- (ii)
 - (I) Thirty percent of annual funding for the purpose of affordable housing preservation, affordable housing production, and long-term rental assistance, with no time limit, shall be allocated by the agency to the eligible jurisdictions consistent with the guiding principles of the agency and the eligible uses outlined in Section 64830.
 - (II) At least 5 percent of funds allocated pursuant to subclause (I) shall be used for technical assistance grants to cities with a population under 50,000.
- (iii) If an eligible jurisdiction is found to be out of compliance with affordability targets at the end of a two-year period, the board may take any of the following actions:
 - (I) Limit the funding for the jurisdiction to extremely low and very low income housing units only until compliance is reestablished.
 - (II) Require the funding allocated to the jurisdiction to be administered by the agency instead of the jurisdiction.
 - (III) Increase funding incentives as needed to meet project and programmatic targets.
- (iv)
 - (I) Any eligible jurisdiction may receive a direct allocation of all or part of the jurisdiction's funding described in this subparagraph if all of the following conditions are met:
 - (ia) The jurisdiction agrees to adopt and adhere to agency financing policies and guidelines, including public engagement and notice provisions outlined in this chapter.

- (ib) All funded projects are in compliance with the agency’s eligible uses and affordability requirements.
- (ic) The jurisdiction agrees to allocate its funding within 12 months through administrative processes without being subject to additional legislative process.
- (id) The jurisdiction is in compliance with Affirmatively Furthering Fair Housing in California guidelines.

(II)

- (ia) Once committed to a specific project, funds shall remain available for expenditure for an additional five years, unless an extension is authorized pursuant to sub-subclause (ib).
- (ib) If the funds have not been expended within five years of receipt as required in sub-subclause (ia), the jurisdiction shall show that it has made adequate progress towards completing the project. If the agency finds that the city has made adequate progress, the agency shall authorize an additional 24 months to grant entitlements to the remainder of the project. If the agency does not find that the city has made adequate progress, the funds shall be transferred to the agency. The agency shall hold the funds until the city submits a plan satisfactory to the agency to move forward with the project or allocate funds to another qualified project consistent with the jurisdiction’s expenditure plan.
- (ic) For purposes of this subclause, “adequate progress” means the project has received the land use approvals or entitlements necessary for at least 75 percent of the project’s units. . . .

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025

EXHIBIT B-3

Government Code Section 64830

64830.

...

- (d) Subject to funding eligibility and adjustment pursuant to subdivision (b) of Section 64717, the agency shall distribute regional housing revenue in the form of a grant, loan, or other financing tool pursuant to subdivision (q) of Section 64720 in a manner that achieves the following shares in the annual expenditure plan:

...

- (4) At least 5 percent of the total annual programmatic budget, excluding any bond indebtedness, shall be used for technical assistance, research, and policy development. Eligible uses for these funds include, but are not limited to, all of the following:
- (A) Collecting and tracking information related to displacement and displacement risk, rents, and evictions in the region.
 - (B) Drafting model affordable housing land use ordinances that may be adopted by any jurisdiction in the County of Los Angeles.

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025.

EXHIBIT B-4

Government Code Section 64830

64830.

...

- (d) Subject to funding eligibility and adjustment pursuant to subdivision (b) of Section 64717, the agency shall distribute regional housing revenue in the form of a grant, loan, or other financing tool pursuant to subdivision (q) of Section 64720 in a manner that achieves the following shares in the annual expenditure plan:

...

- (2)
- (A) At least 30 percent of the total annual programmatic budget, excluding any bond indebtedness, shall be spent on countywide renter protection and support programs.
 - (B) These programs include any effort that helps renters of lower income households, as defined in Section 50079.5 of the Health and Safety Code.
 - (C) Eligible uses of the funds include, but are not limited to, all of the following:
 - (i) Preeviction and eviction legal services, counseling, advice and consultation, training, renter education and representation, and services to improve habitability that protect against displacement of tenants.
 - (ii) Providing rental assistance for lower income households. Rental assistance shall be provided to a specific household for a reasonable amount of time not to exceed six months, and shall be paired with supportive services, such as eviction prevention and defense, to the greatest extent possible.
 - (iii) Providing relocation assistance for lower income households beyond what is legally required of landlords according to local or state law.

...

(Amended by Stats. 2024, Ch. 80, Sec. 73. (SB 1525) Effective January 1, 2025.

EXHIBIT C-1

Measure A Labor Requirements

SECTION 28. CONSTRUCTION WORK.

- A. It is the intent of this section to encourage the development of local job opportunities and career pathways into the building and construction trades, including but not limited to apprenticeship and pre-apprenticeship programs.
- B. Any construction or rehabilitation project receiving funding or financing from this Ordinance, including but not limited to a project of fewer than 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with section 1720) of Part 7 of Division 2 of the Labor Code.
- C. A project of 40 or more units is eligible to receive funding or financing from this Ordinance only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 if the project is within the City of Los Angeles, or the Countywide Community Workforce Agreement executed by the Chief Executive Officer on June 7, 2023 if the project is elsewhere, or any successor to either agreement.
- D. For purposes of sections 28 and 29 of this Ordinance, the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for a development project, regardless of whether construction or rehabilitation proceeds in phases or project ownership is divided.
- E. The Designated Enforcement Agency (“DEA”) shall have authority to enforce Labor Code sections 1720-1815, as amended from time to time, for projects funded by the tax imposed by this Ordinance. Any developer, contractor, or subcontractor as to such projects shall be required to cooperate fully in any investigation the DEA initiates. For projects located in the City of Los Angeles, the DEA shall be the Department of Public Works, Bureau of Contract Administration. For projects elsewhere, the contracting Funding Recipient shall act as or designate the DEA. The DEA shall be authorized to work with joint labor management committees established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. section 175a) in order to carry out the enforcement/investigation duties under this Ordinance. A joint labor management committee may bring an action in any court of competent jurisdiction against an employer that fails to comply with the labor standards required under this Ordinance.
- F. Notwithstanding subsection C of this section, if a project labor agreement is agreed between the Funding Recipient or project developer, the Los Angeles/Orange Counties Building and Construction Trades Council, and the Western States Regional Council of Carpenters, then a project with 40 or more units is eligible to receive funding or financing from this Ordinance if all construction and rehabilitation is subject to that project labor agreement.
- G. For purposes of this Ordinance, “project labor agreement” has the meaning stated in subdivision (b)(1) of section 2500 of the Public Contract Code.

EXHIBIT C-2

Government Code Section 64720.5

64720.5.

- (a) Any construction or rehabilitation project receiving funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers authority of which the agency is a member, including, but not limited to, a project with under 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- (b) A project with 40 units or greater is eligible to receive funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers authority of which the agency is a member, only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works PLA. For purposes of this subdivision and subdivision (c), the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for the development project, regardless of whether construction or rehabilitation proceeds in phases or ownership is divided.
- (c) Notwithstanding subdivision (b), if a specific countywide project labor agreement is negotiated with mutual agreement between the Los Angeles/Orange Counties Building and Construction Trades Council and the Southern California Association of Nonprofit Housing and approved by the agency, then a project with 40 units or greater is eligible to receive funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers authority of which the agency is a member, only if all construction and rehabilitation is subject to the specific countywide project labor agreement rather than the Department of Public Works PLA.
- (d) For purposes of this section, “project labor agreement” has the same meaning as in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- (e) For purposes of this section, “Department of Public Works PLA” means the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 with Los Angeles/Orange Counties Building and Construction Trades Council, effective August 25, 2021.

(Added by Stats. 2022, Ch. 661, Sec. 1. (SB 679) Effective January 1, 2023.)

EXHIBIT C-3

Measure A Section 27

SECTION 27. IMPROVING RECRUITMENT AND RETENTION OF HOMELESSNESS SERVICE AND PREVENTION WORKERS.

- A. All contracts funding social services positions, including but not limited to homelessness services and eviction prevention workers, financed by the tax imposed by this Ordinance must:
1. Set sufficient payment rates to enable contractors to pay wages aligned with public and private market conditions;
 2. Allow amendments, as needed, to provide that incentives and wage increases for cost of living similar to those offered to County staff and/or Los Angeles Homeless Services Authority staff are also available to service provider and prevention worker staff;
 3. Allow annual adjustments to reflect cost-of-living adjustments, increases in administrative allowances, and operational cost changes due to inflation or other factors (such as supply shortages, insurance market changes, etc.);
 4. Be paid in a timely manner to prevent unnecessary cost increases borne by service providers; and
 5. Not result in displacement of public employees.

Multi-year contracts are encouraged to support system, service delivery, workforce, and nonprofit service provider stability.

- B. By June 30, 2025, the County shall establish a labor council with equal representation from organized labor and nonprofit social service provider leadership to discuss pay equity and career development at contracted service providers, especially with regard to racial disparities and for those with lived experience of homelessness. This council shall make recommendations to the Board of Supervisors on issues related but not limited to all levels of compensation, wages and benefits, and appropriate pay ranges as compared to County employees performing similar work, including the feasibility of contracts for social services positions financed by this Ordinance meeting or exceeding area wage standards, pay equity for service provider staff, and the allowance of cost-of-living adjustments. The labor council shall provide initial recommendations to the Board of Supervisors by June 30, 2026.
- C. Every three years, the Chief Executive Officer shall conduct a review every three years of current payment rates across service types (such as interim housing bed rates) to inform rate changes and, every five years, shall review current administrative rates allowed in service contracts compared with industry standards and best practices.

**FUNDING AGREEMENT
BETWEEN COUNTY OF LOS ANGELES AND
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
FOR
LOCAL SOLUTIONS FUND
CONTRACT NUMBER: HI-25-018**

The Funding Agreement is made and entered into by and between the County of Los Angeles, hereinafter referred to as "County" and South Bay Cities Council of Governments (SBCCOG) referred to as "Local Jurisdiction". The County and Local Jurisdiction shall collectively be referred to as "Parties".

RECITALS:

WHEREAS, on November 4, 2024, the voters of Los Angeles County approved the Affordable Housing, Homelessness Solutions, and Prevention Now Transactions and Use Tax Ordinance ("Measure A" or the "Ordinance"), a one-half cent sales tax countywide, to fund critical programs designed to reduce and prevent homelessness within the County;

WHEREAS, the County has received a portion of the proceeds from the tax imposed by Measure A for Comprehensive Homelessness Services, the Local Solutions Fund, and Homelessness Solutions Innovations which it distributes to eligible programs and services in accordance with Measure A;

WHEREAS, pursuant to Measure A, the County shall allocate funds from the Local Solutions Fund to cities, councils of governments, and/or the County on behalf of its unincorporated areas;

WHEREAS, on March 25, 2025, the County Board of Supervisors ("Board"), in consultation with cities within the County, determined that Formula 4, based on 90% of the multi-year average point-in-time count and 10% of the American Community Survey proxy data, is the appropriate method for distributing Local Solutions Fund to cities, councils of governments, and to the County on behalf of its unincorporated areas;

WHEREAS, services and programs funded by the Local Solutions Fund shall support a variety of services and programs aimed at addressing homelessness, including but not limited to physical and mental health care, emergency housing, permanent housing, job counseling, substance use disorder treatment, short-term rental subsidies, and other related services, as well as the collection and analysis of data to assess the effectiveness of such services and programs;

WHEREAS, services and programs funded by Local Solutions Fund shall contribute to achieving the five outcome goals outlined in Measure A by demonstrating measurable progress from baseline metrics toward target metrics ("Metrics") as adopted by the Board on March 25, 2025;

WHEREAS, services and programs funded by the Local Solutions Fund must align with the purposes enumerated in Measure A and the Regional Plan adopted by the Board on March 25, 2025, which sets goals and objectives to reduce homelessness and expand affordable housing in accordance with Measure A;

WHEREAS, services and programs funded by the Local Solutions Fund shall adhere to best practices for the standardization of care, including but not limited to facilitating connections to behavioral and mental health services, medical care, and other services, and create

connections to mainstream safety net programs supported by County, State, and federal funds, including connections to medical and mental health care and other entitlement programs;

WHEREAS, the Local Jurisdiction agrees to perform its obligations under this Agreement in a manner consistent with and supportive of the goals and purposes outlined in Measure A, and the Metrics, Regional Plan, and best practices for the standardization of care; and

WHEREAS, the Parties desire to enter into this Agreement to formalize the allocation of Measure A funds, which is approved by the Board annually, establish accountability measures, and ensure the effective use of Measure A funds to achieve the stated goals in Measure A to prevent and reduce homelessness and increase access to affordable housing, subject to all the conditions required by Measure A.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Parties agree to the following:

I. PURPOSE AND SCOPE

- A. Purpose of Affordable Housing, Homelessness Solutions, And Prevention Now Transactions and Use Tax Ordinance ("Measure A"): The allocation of Measure A funds from the Local Solutions Fund to the Local Jurisdiction is to be used solely for services and programs consistent with the purposes enumerated in the Ordinance or for the purposes set forth in Government Code section 64700 *et seq.*, including but not limited to homelessness prevention, homelessness services, or affordable housing programs in Los Angeles County.
- B. Scope: Local Jurisdiction shall use Measure A funds for the purposes and goals specified in Measure A and the goals and objectives outlined in the Regional Plan adopted by the County Board on March 25, 2025, which aims to reduce homelessness and expand affordable housing. Local Jurisdiction shall use Measure A funds for the uses as set forth in Measure A, including, but not limited to:
 1. Preventing Homelessness;
 2. Mental Health;
 3. Outpatient and residential substance use treatment;
 4. Case management and outreach services;
 5. Employment services;
 6. Expedited placements in permanent housing;
 7. Enhanced emergency housing and interim housing;
 8. Enhanced services for transition-age youth and children; and
 9. Affordable housing for people experiencing, or at risk of homelessness.

II. TERM

The term of this Agreement shall commence upon execution by the Parties and shall remain in force through June 30, 2031, contingent upon available funding and program performance set forth in this Agreement, unless sooner terminated or extended, in whole or in part, as provided in this Agreement.

III. FUNDING ALLOCATION

- A. Amount of Funds: Local Jurisdiction shall receive a portion of County's Measure A allocation in an amount not to exceed **\$3,048,204** ("Funds") for the Term, unless

otherwise adjusted by the County contingent upon the County's receipt of allocated Measure A funds and annual approval by the County Board. Funds are to implement programs and services aimed at preventing and reducing homelessness and increasing access to affordable housing (the "Project"), subject to Measure A, and as further described in this Agreement and Exhibit A, Project Description and Budget, which is attached and incorporated herein by reference. Local Jurisdiction agrees to use Funds as described in Exhibit A, Project Description and Budget. The County reserves the right, in its sole discretion, to adjust the Local Solutions Fund allocation based on actual Measure A tax revenues received by the County. The Local Jurisdiction shall have no claim against the County for payment of any money or reimbursement, of any kind whatsoever, for any Project provided by the Local Jurisdiction after the expiration or other termination of this Agreement. Should the Local Jurisdiction receive any such payment, it shall immediately notify the County and shall immediately repay all such funds to the County. Payment by the County for Project rendered after the expiration and/or termination of this Agreement shall not constitute a waiver of the County's right to recover such payment from the Local Jurisdiction. This provision shall survive the expiration or other termination of this Agreement.

- B. Use of Funds: Local Jurisdiction agrees to use the allocated Funds as described in their approved budget, exclusively for Measure A eligible Project, and as further described in this Agreement and Exhibit A, Project Description and Budget, and the goals and metrics outlined in Section IV of this Agreement. Any misspent or disallowed Funds must be fully reimbursed to the County, upon County's request. All Parties agree to be bound by all applicable federal, state, and local laws, ordinances, regulations, and directives as they pertain to the performance of this Agreement.
- C. Prohibited Uses of Funds: The Funds are intended to support best practices, policies, and programs implemented by departments, agencies, or organizations that are primarily formed to provide services to and support people who are experiencing homelessness, at risk of homelessness, or are low-income. Per Measure A, the Funds may not be used to fund investigations or prosecutions to pursue criminal, civil, or administrative penalties against people experiencing homelessness or other low-income people.
- D. Notification of Reaching 75% percent of Total Agreement Sum or Individual Project Budgets: Local Jurisdiction must maintain a system of record keeping that will allow the Local Jurisdiction to determine when it has incurred seventy-five (75%) of either the total Agreement sum or the individual project budget specified in Exhibit A, Project Description and Budget, for each listed project, whichever is reached first. Upon occurrence of this event, the Local Jurisdiction must send written notification to County at the address herein provided in Section XV of this Agreement. If the seventy-five percent threshold for an individual project budget is reached, the notice must identify the specific Project(s) to which it applies.
- E. Supplanting of Funds: Local Jurisdiction shall not use the Funds to supplant or replace existing funding sources supporting Local Jurisdiction's programs, operations, or services, except as expressly permitted in this Section. The County may approve the use of the Funds to supplant existing funding sources only under the following limited circumstances, all of which must be justified in writing by the Local Jurisdiction and approved in writing by the County prior to the execution of this Agreement or any amendment authorizing such use:
 - 1. The Funds are allocated to advance the goals outlined in Section IV.A.1 and 3, specifically: to increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness, and increase the number of people permanently leaving homelessness;
 - 2. The supplanting of funds is necessary to prevent the loss of interim or

- permanent housing or services for people experiencing homelessness;
3. The supplanting of funds maintains or increases the Local Jurisdiction's ability to achieve the goals stated above; and
 4. Local Jurisdiction agrees to redirect the local funds being replaced by the Funds to another eligible use under this Agreement that advances one or more of the goals set forth in Section IV.A.

Local Jurisdiction shall submit an annual certification of compliance to the County no later than October 1 of each year. The certification shall be signed by an authorized representative of Local Jurisdiction and must affirm compliance with all requirements set forth in this Section. The County reserves the right to request supporting documentation, including documentation showing the eligible use of the redirected funds, to verify compliance with this Section. If Local Jurisdiction fails to comply, the County may exercise any remedies available under this Agreement, including withholding of Funds or terminating the Agreement.

IV. GOALS AND METRICS

- A. Goals: The Parties agree to work collaboratively to achieve the following goals:
 1. Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness;
 2. Reduce the number of people with mental illness and/or substance use disorders who experience homelessness;
 3. Increase the number of people permanently leaving homelessness;
 4. Prevent people from falling into homelessness; and
 5. Increase the number of affordable housing units in Los Angeles County.
- B. Baseline Metrics, Target Metrics, Key Performance Indicators, and Key System Performance Metrics: Local Jurisdiction shall work towards achieving the metrics and key performance indicators as follows:
 1. Demonstrating progress from the baseline metrics toward the target metrics as set forth in Exhibit B, Measure A Goals and Recommended Targets, which are attached and incorporated herein by reference. Project funded by the Funds shall contribute to achieving the goals in Section IV.A.
 2. Project Specific Key Performance Indicators ("PS-KPIs") and Project Specific Target Outcomes related to the use of the Funds, as set forth in Exhibit A, Project Description and Budget. The Parties will amend this Agreement to incorporate any additional or revised key performance indicators approved by the County.
 3. Key system performance metrics related to the use of the Funds, including, but are not limited to:
 - a. Creating a standardization of basic services to bring people inside and ensure that people have access to social services, medical care, and behavioral/mental health care.
 - b. Establishing a homeless-service-delivery system more accessible to all communities;
 - c. Meeting regional housing needs for "Lower Income Households," which has the same meaning as defined in California Health and Safety Code section 50079.5;
 - d. Using an equity lens and reducing racial disparities and disproportionate impact of homelessness and housing insecurity for

critical populations, including but not limited to veterans, seniors, transition-age youth, families with children, people with disabilities, people with animal companions, women, members of LGBTQIA+ communities, survivors of domestic violence, overrepresented racial groups, and others at risk of homelessness; and

- e. Increasing accountability and transparency in the use of public funds.
4. The Parties will amend this Agreement to incorporate any additional or revised metrics and key performance indicators approved by the County.

V. REGIONAL PLAN AND BEST PRACTICES

- A. **Alignment with Regional Plan:** Local Jurisdiction shall ensure that its Project funded by the Funds align with the County's adopted regional plan and contribute to the achievement of its stated goals and objectives. Local Jurisdiction shall coordinate with County's efforts to combat homelessness, including collection of data to build a more comprehensive and inclusive version of the Regional Plan and provide continual updates to create a "living" Regional Plan. The County's Regional Plan is attached as Exhibit C, Measure A Regional Plan, and incorporated herein by reference.
- B. **Best Practices for Standardization of Care:** Local Jurisdiction shall implement best practices for the standardization of care, including but not limited to connections to behavioral and mental health, medical care, and other programs and services. Project funded by the Funds should aim to create connections to mainstream safety net programs supported by other funds from the County, state, and federal governments, including connections to medical and mental health care supported by state and federal programs as well as other entitlement programs. Funding for Project shall be allocated according to need and equity, considering factors such as the point-in-time count or other similar measures of the population experiencing homelessness or housing instability. Local Jurisdiction shall also comply with any additional best practices for standardization of care, including guidance and key performance indicators approved by the County. The Parties will amend this Agreement as needed to incorporate such County-approved standards of care as an exhibit.

VI. CONSTRUCTION AND REHABILITATION WORK

- A. **Prevailing Wages:** Any construction or rehabilitation project receiving Funds or financed under Funds, including but not limited to a project of fewer than 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the California Labor Code.
- B. **Project Labor Agreement for Projects with 40 or More Units:** A project of 40 or more units is eligible to receive Funds or financed under Funds only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 if the project is within the City of Los Angeles, or the Countywide Community Workforce Agreement, executed by the Chief Executive Officer on June 7, 2023, if the project is elsewhere or any successor to either agreement. For purposes of this Section, the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for a development project, regardless of whether construction or rehabilitation proceeds in phases or project ownership is divided.
- C. **Alternative Project Labor Agreement:** Notwithstanding Section VI.B, above, if a project labor agreement is agreed between Local Jurisdiction or its project developer, the Los Angeles/Orange Counties Building and Construction Trades

Council, and the Western States Regional Council of Carpenters, then a project with 40 or more units is eligible to receive funding or financing from Measure A if all construction and rehabilitation is subject to that project labor agreement.

- D. Designated Enforcement Agency (DEA): Local Jurisdiction acknowledges that the DEA has the authority to enforce Labor Code Sections 1720-1815, as amended from time to time, for projects funded by the Funds. Any developer, contractor, or subcontractor as to such projects shall be required to cooperate fully in any investigation the DEA initiates. For projects located in the City of Los Angeles, the DEA shall be the Department of Public Works, Bureau of Contract Administration. For projects located elsewhere, Local Jurisdiction shall act as or designate the DEA. The DEA shall be authorized to work with joint labor management committees established pursuant to the federal Labor Management Cooperation act of 1978 (29 U.S.C. section 175a) in order to carry out the enforcement/investigation duties under Measure A. A joint labor management committee may bring an action in any court of competent jurisdiction against an employer that fails to comply with the labor standards required by this Agreement and Measure A.
- E. Compliance and Cooperation: Local Jurisdiction, including Local Jurisdiction's developers, contractors, and subcontractors, shall comply with the prevailing wage requirements, project labor agreement requirements, and any other labor standards set forth in this section. Failure to comply may result in enforcement actions, including but not limited to withholding of funds, or termination of this Agreement per Section XIV.J. Termination.

VII. RECRUITMENT AND RETENTION OF HOMELESSNESS SERVICE AND PREVENTION WORKERS

- A. All Local Jurisdiction's contracts that use Funds to pay for social services positions, including but not limited to homelessness services and eviction prevention workers, must:
 - 1. Set sufficient payment rates to enable contractors to pay wages aligned with public and private market conditions;
 - 2. Allow amendments, as needed, to provide that incentives and wage increases for cost of living similar to those offered to County staff and/or Los Angeles Homeless Services Authority (LAHSA) staff are also available to service provider and prevention worker staff;
 - 3. Allow annual adjustments to reflect cost-of-living adjustments, increases in administrative allowances, and operational cost changes due to inflation or other factors (such as supply shortages, insurance market changes, etc.);
 - 4. Be paid in a timely manner to prevent unnecessary cost increases borne by service providers; and
 - 5. Not result in displacement of public employees.
- B. The requirements under Section VII.A. shall be fully implemented and enforced by July 1, 2026, to allow for necessary administrative, budgetary, and contractual adjustments while ensuring compliance with Measure A. During the transition period, Local Jurisdiction shall coordinate with the County to align all Measure A-funded social services positions with the requirements set forth in this Section to the maximum extent feasible.

VIII. INVOICING AND PAYMENT

- A. The Local Jurisdiction must invoice the County only for the tasks, deliverables, goods, services, and other work specified in Exhibit A, Project Description and Budget, and elsewhere hereunder. The Local Jurisdiction's payments will be as

provided in Exhibit A, and the Local Jurisdiction will be paid only for the tasks, deliverables, goods, services, and other work approved in writing by the County. If the County does not approve work in writing, no payment for any services will be due to the Local Jurisdiction, including for work rendered.

- B. The Local Jurisdiction's invoices must contain the information set forth in Exhibit A, Project Description and Budget, describing the tasks, deliverables, goods, services, work hours, and facility and/or other work for which payment is claimed. The Local Jurisdiction must prepare invoices, which will include the charges owed to the Local Jurisdiction by the County under the terms of this Agreement and in accordance with Exhibit A.
- C. The Local Jurisdiction must submit monthly invoices to the County by the 15th calendar day of the month following the month of service. All invoices under this Agreement must be submitted to the County's Project Manager. If County does not receive the invoices timely, then at the County's sole discretion, all work intended to be paid by such invoice may be considered gratuitous effort on the part of the Local Jurisdiction, for which Local Jurisdiction has no claim whatsoever against County.
- D. All invoices submitted by the Local Jurisdiction for payment must have the written approval of the County's Project Manager prior to any payment thereof. In no event will the County be liable or responsible for any payment prior to such written approval. Approval for payment will not be unreasonably withheld.
- E. Default Method of Payment: Direct Deposit or Electronic Funds Transfer
 - i. The County, at its sole discretion, has determined that the most efficient and secure default form of payment for goods and/or services provided under the Agreement with the County shall be Electronic Funds Transfer (EFT) or direct deposit, unless an alternative method of payment is deemed appropriate by the Auditor-Controller (A-C).
 - ii. Local Jurisdiction shall submit a direct deposit authorization request via the website <https://directdeposit.lacounty.gov> with banking and vendor information, and any other information that the A-C determines is reasonably necessary to process the payment and comply with all accounting, record keeping, and tax reporting requirements.
 - iii. Any provision of law, grant, or funding agreement requiring a specific form or method of payment other than EFT or direct deposit shall supersede this requirement with respect to those payments.
 - iv. At any time during the duration of the Agreement, Local Jurisdiction may submit a written request for an exemption to this requirement. Such request must be based on specific legal, business, or operational needs and explain why the payment method designated by the A-C is not feasible and an alternative is necessary. The A-C, in consultation with the contracting County department(s), shall decide whether to approve exemption requests.

IX ACCOUNTABILITY AND REPORTING

Local Jurisdiction shall complete financial and status reports on the dates specified as follows:

- A. Project Review and Evaluation: The County will monitor, evaluate, and provide guidance to the Local Jurisdiction in the performance of the Measure A Funds allocated to Local Jurisdiction. Reviews will focus on the extent to which the planned Measure A Funds have been implemented and measurable goals achieved, effectiveness of the Project management, and impact of the Project.

The Local Jurisdiction shall make available for inspection to authorized County and their agents, for the term of this Agreement and for a period of five (5) years from the expiration date of this Agreement, all records, including financial, pertaining to

its performance under this Agreement, and allow said County personnel and agents to inspect and monitor the Local Jurisdiction Measure A funded Project, and interview the Local Jurisdiction's staff and Project participants, as required by the County and in compliance with Measure A.

Failure of the Local Jurisdiction to comply with the requirements of this Section shall constitute a material breach of the Agreement upon which the County, through its Chief Executive Officer, or designee, may cancel, terminate this Agreement.

B. Reports and Records:

The Local Jurisdiction agrees to prepare and submit financial, Project progress, monitoring, evaluation, or other reports required by the County. The Local Jurisdiction shall maintain and permit onsite inspections of such property, personnel, financial, and other records and accounts as are considered necessary by the County to assure proper accounting for all Agreement Measure A Funds during the Term of this Agreement and for a total of five (5) years thereafter. The Local Jurisdiction will ensure that its employees, agents, City Council members, officers, and board members furnish such information, which in the judgment of County representatives, may be relevant to a question of compliance with contractual conditions, with the County directives, or with the effectiveness, legality, and achievements of the Local Solutions Fund.

1. Quarterly Reports: Local Jurisdiction shall submit a quarterly report using a County approved method that details the status of work performed, including project specific key performance indicators and target specific outcomes. All quarterly reports and supporting documents shall be submitted to County within 30 days after each quarter. A quarterly reporting template is attached and incorporated herein by reference as (Exhibit E).
2. Annual Reports: Local Jurisdiction shall submit an annual report to the County by October 1st of each year detailing the use of the Funds, including: 1) the amounts of Funds received and spent in the previous fiscal year, 2) the status of any projects or work funded by the Funds, and 3) any Funds carried over from previous years and to be carried over to future years.
3. Certification: Local Jurisdiction shall provide a certification, in a form provided by County, to be signed by its Executive Director, City Manager, or designee, with each report required under this Section IX that the statements contained in the report are, to the best of Local Jurisdiction's knowledge and understanding, true and accurate and that the expenditures described in the report comply with the uses permitted under Section III, Funding Allocation, Exhibit A, Project Description and Budget, and as authorized by the County Board.

C. Public Availability: Local Jurisdiction shall make the annual reports and records publicly available, without charge, including by posting them on its website for at least five (5) years after they are completed, to ensure transparency and accountability in the use of public funds.

D. Data Collection and Reporting: The Local Jurisdiction agrees to collect and report data as required by this Agreement to assess the effectiveness of funded Project, facilitate reporting, monitoring, and outcome analysis. This includes providing data on outcomes related to homelessness prevention, housing stability, mental health treatment, substance use disorder treatment, and other relevant indicators. To the extent feasible, the County will require the Local Jurisdiction to report expenditures and other key metrics in a uniform manner.

E. Accounting: The Local Jurisdiction shall establish and maintain on a current basis an adequate accounting system in accordance with Generally Accepted Accounting Principles ("GAAP") Standards, and the County Auditor-Controller Agreement Accounting and Administration Handbook. Regardless of the Local Jurisdiction's

method of accounting, expenses must be reported in accordance with this Agreement.

- F. Submission of Reports to County Project Manager: All completed reports described in this Section shall be submitted timely to the County's Project Manager.

X. FINANCIAL RECORDS AND AUDITING

A. Audits:

1. County shall monitor the progress of the Measure A funded Project through this Agreement and ensure Local Jurisdiction's compliance with the terms and objectives outlined herein. The Local Jurisdiction shall make available for inspection and audit to authorized County personnel and their agents, for the term of this Agreement and a period of five (5) years from the expiration date of this Agreement, and allow said County personnel and agents to inspect and audit all of its books and records relating to each Project operation or business activity which is Measure A funded in whole, or in part, in compliance with Measure A and this Agreement. Failure of the Local Jurisdiction to comply with the requirements of this Section shall constitute a material breach of this Agreement upon which County may cancel or terminate this Agreement. Within ten (10) days of the County's written request, Local Jurisdiction shall allow the County access to financial and program records during regular business hours at any place Local Jurisdiction keeps those records.
2. Local Jurisdiction agrees to maintain accurate and complete financial accounts, documents, and records relating to this Agreement in accordance with general accepted accounting principles. Local Jurisdiction must maintain accurate and complete employment and other records relating to its performance of this Agreement. Local Jurisdiction shall make financial records available to the County for auditing at reasonable times. Local Jurisdiction agrees that the County, or its authorized representatives, will have access to and the right to examine, audit, excerpt, copy, or transcribe any pertinent transaction, activity, or record relating to this Agreement. All such material, including, but not limited to, all financial records, bank statements, cancelled checks or other proof of payment, timecards, sign-in/sign-out sheets and other time and employment records, and proprietary data and information, will be kept and maintained by Local Jurisdiction and will be made available to the County during the term of this Agreement and for a period of five (5) years thereafter unless the County's written permission is given to dispose of any such material prior to such time.
3. Local Jurisdiction, within thirty (30) days of notification from the County of its audit findings, may dispute the audit findings in writing to the County and provide the County with records and/or documentation to support the expenditure claims. The County shall review this documentation and make a final determination as to the validity of the expenditures. The Local Jurisdiction agrees that in the event that the Measure A funded Project established hereunder is subject to audit exceptions by appropriate audit agencies, it shall be responsible for complying with such exceptions and paying the County the full amount of the County's liability to the funding agency resulting from such audit exceptions.
4. It is understood and agreed that any funds paid to Local Jurisdiction hereunder may only be used for the purposes specified in this Agreement and in accordance with Measure A. In furtherance of this understanding, it is agreed that should the County determine that any funds paid to Local Jurisdiction hereunder have been used for purposes other than those

authorized by this Agreement, Local Jurisdiction is required to immediately refund any such improperly used funds to the County.

- B. Redirecting Funds for Unexpended Funds: Effective October 1, 2027, if Local Jurisdiction reports unexpended funds equaling 30 percent or more of its allocated proceeds from the Local Solutions Fund in two consecutive annual reports, County shall reallocate the excess amount exceeding the 30 percent threshold ("Excess Amount") back to the County's Local Solutions Fund.
 - i. The County shall, within 45 days of identifying the Excess Amount (or by November 15th), issue a written notice to Local Jurisdiction informing it that County will withhold from the next annual allocation the portion of funds exceeding 30 percent of that year's total allocation for reallocation to the County's Local Solutions Fund.
 - ii. For the purposes of this provision, funds appropriated for permanent affordable housing construction by Local Jurisdiction shall be excluded from the calculation of unexpended funds and shall not be considered when determining whether the 30 percent threshold has been exceeded.
- C. Redirecting Funds for Failure to Meet Target Metrics: The County reserves the right to evaluate progress toward the target metrics established under Measure A and/or this Agreement. For each goal for which the target metric has not been achieved as of December 31, 2030, the County reserves the right, in its sole discretion, to redirect funds to or away from Local Jurisdiction's Project.

XI. INDEMNITY AND INSURANCE

- A. Indemnity: Local Jurisdiction agrees to indemnify, defend, and hold harmless the County, its Special Districts, elected and appointed officers, employees, agents and volunteers ("County Indemnitees") from and against any and all liability, actions, causes of action, or expense of any kind, including, but not limited to, defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from or related to this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the County Indemnitees.

Any legal defense pursuant to Local Jurisdiction's indemnification obligations under this Section will be conducted by Local Jurisdiction and performed by counsel selected by Local Jurisdiction and approved by County. Notwithstanding the preceding sentence, County will have the right to participate in any such defense at its sole cost and expense, except that in the event Local Jurisdiction fails to provide County with a full and adequate defense, as determined by County in its sole judgment, County will be entitled to retain its own counsel, including, without limitation, County Counsel, and to seek reimbursement from Local Jurisdiction for all such costs and expenses incurred by County in doing so. Local Jurisdiction will not have the right to enter into any settlement, agree to any injunction, or make any admission, in each case, on behalf of County without County's prior written approval.

- B. Insurance: Local Jurisdiction shall provide and maintain at its own expense during the term of this Agreement the following program(s) of insurance or self-insurance covering its operations hereunder. Such insurance shall be provided by insurer(s) satisfactory to the County's Risk Manager and evidence of such programs satisfactory to the County shall be delivered to the County on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain express conditions that County is to be given written notice at least thirty (30) days in advance of any modification or termination of any program of insurance. All such insurance, except for Workers' Compensation, shall be primary to and not contributing with any other insurance or self-insurance coverage maintained by County and shall name the County of Los Angeles as an additional

insured.

- i. Commercial General Liability: with limits of not less than \$1 million per occurrence.
- ii. Automobile Liability insurance: (Providing scope of coverage equivalent to ISO policy form CA 00 01) with limits of not less than \$1 million for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Insurance shall cover liability arising out of Contractor's use of autos pursuant to this Contract, including owned, leased, hired, and/or non-owned autos, as each may be applicable.
- iii. Workers' Compensation: For every Contractor providing services, a program of Workers' Compensation Insurance in an amount and form to meet all applicable requirements of the Labor Code of the State of California, and which specifically covers all persons providing services by or on behalf of Local Jurisdiction and all risks to such persons under this Agreement, and including Employer's Liability coverage with a \$1 million per accident.
- iv. Crime Insurance: A comprehensive blanket crime insurance policy with each insuring agreement in an amount not less than \$1 million, insuring against loss of money, securities, or other property referred to hereunder which may result from:
 1. Dishonesty or fraudulent acts of officers, directors, or employees of Local Jurisdiction, or
 2. Disappearance, destruction or wrongful abstraction inside or outside the premises or Local Jurisdiction, while in the care, custody or control of Local Jurisdiction, or
 3. Sustained through forgery or direction to pay a certain sum in money.
- v. Property Coverage: If, under the terms of this Agreement, Local Jurisdiction shall have possession of rented or leased or be loaned any County-owned real or personal property, Local Jurisdiction shall provide:
 1. For real property: insurance providing special form ("all risk") coverage for the full replacement value.
 2. For personal property: insurance providing special form ("all risk") coverage for the actual cash value.

XII. CONFLICT OF INTEREST

- A. Local Jurisdiction covenants that neither Local Jurisdiction nor any of its agents, officers, employees, contractors, or sub-contractors who presently exercise any function of responsibility in connection with the Project has a personal interest, direct or indirect, in the Agreement, except to the extent he or she may receive compensation for his or her performance pursuant to this Agreement.
- B. Local Jurisdiction, its agents, officers, employees, contractors, and sub-contractors shall comply with all applicable Federal, State and County laws and regulations governing conflict of interest now in effect or hereafter to be enacted during the term of this Agreement.

XIII. AUTHORITY

Local Jurisdiction warrants and certifies that it possesses the legal authority to execute this Agreement and to undertake the proposed Project, and that a resolution, motion, or similar action has been fully adopted or passed, as an official act of Local Jurisdiction 's governing body, and directing and designating the authorized representative(s) of Local Jurisdiction to act in connection with the Project specified and to provide such additional

information as may be required by the County.

XIV. STANDARD TERMS AND CONDITIONS

A. Amendments and Change Notices:

- a. For any change which affects the scope of work, term, budget, payments, or any term or condition included under this Agreement, an amendment to the Agreement will be prepared by the County and shall be executed by the Local Jurisdiction and an authorized designee of the County, and approved as to form by County Counsel.
- b. The County's Board or Chief Executive Officer or designee may require the addition and/or change of certain terms and conditions in the Agreement during the term of this Agreement. The County reserves the right to add and/or change such provisions as required by the County's Board or Chief Executive Officer. To implement such changes, an Amendment to the Agreement will be prepared by the County and shall be executed by the Local Jurisdiction and by an authorized designee of the County.
- c. For any change which does not materially affect the scope of work, term, budget, payments, or any term or condition included under this Agreement, a Change Notice will be prepared and signed by the County's Project Manager or designee and Local Jurisdiction's Project Manager.

B. Independent Contractor: This Agreement is by and between the County and Local Jurisdiction and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between the County and Local Jurisdiction. The employees and agents of one party shall not be, or be construed to be, the employees or agents of the other party for any purpose whatsoever.

Local Jurisdiction shall be solely liable and responsible for providing to, or on behalf of, all persons performing work pursuant to this Agreement all compensation and benefits. The County shall have no liability or responsibility for the payment of any salaries, wages, unemployment benefits, disability benefits, Federal, State, or local taxes, worker's compensation benefits or other compensation, benefits, or taxes for any personnel provided by or on behalf of Local Jurisdiction.

C. Assignments and Subcontracts:

- a. Local Jurisdiction shall not assign its rights or delegate its duties under this Agreement, or both, whether in whole or in part, without the prior written consent of the County, in its discretion, and any attempted assignment or delegation without such consent shall be null and void. For purposes of this Section, the County's consent requires a written amendment to this Agreement that is formally approved and executed by Local Jurisdiction and the County.
- b. Any assumption, assignment, delegation, or takeover of any of Local Jurisdiction's duties, responsibilities, obligations, or performance of same by any entity other than Local Jurisdiction, whether through assignment, subcontract, delegation, or any other mechanism, with or without consideration for any reason whatsoever without County's express prior written approval, shall be a material breach of this Agreement which may result in the termination of this Agreement.
- c. Local Jurisdiction shall be solely liable and responsible for all payments or other compensation to all subcontractors and their officers, employees, agents, and successors in interest arising through services performed hereunder, notwithstanding the County's consent to subcontract.

- d. Any contractor or subcontractor of Local Jurisdiction are bound by the same obligations of this Agreement and shall comply with all Measure A requirements such as, but not limited to, Measure A allowable uses, purposes, Goals and Metrics (Exhibit B), Regional Plan (Exhibit C), and Best Practices (Exhibit D). Failure to comply may result in enforcement actions, including but not limited to withholding of funds, or termination of this Agreement per Section XIV.J. Termination.
- D. Fair Labor: Local Jurisdiction agrees to indemnify, defend, and hold harmless the County, its agents, officers, and employees from any and all liability including, but not limited to, wages, overtime pay, liquidated damages, penalties, court costs, and attorneys' fees arising under any wage and hour law violation including, but not limited to, Federal Fair Labor Standards Act for services performed by Local Jurisdiction's employees for which the County may be found jointly or solely liable.
- E. Religious and Political Activities: Local Jurisdiction agrees that Measure A Funds under this Agreement will be used exclusively for the performance of the work required under this Agreement, and that no Measure A funds made available under this Agreement shall be used to promote religious or political activities. Further, Local Jurisdiction agrees that it will not perform, nor permit to be performed, any religious or political activities in connection with the performance of this Agreement.
- F. Nondiscrimination: Local Jurisdiction shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in providing any services under this Agreement.
- G. County Lobbyists: Local Jurisdiction and each County lobbyist or County lobbying firm as defined in Los Angeles County Code Section 2.160.010, retained by Local Jurisdiction, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of Local Jurisdiction or any County lobbyist or County lobbying firm retained by Local Jurisdiction to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement upon which County may immediately terminate this Agreement.
- H. Confidentiality: Local Jurisdiction must maintain the confidentiality of all records and information in accordance with all applicable Federal, State and local laws, rules, regulations, ordinances, directives, guidelines, policies and procedures relating to confidentiality, including, without limitation, County policies concerning information technology security and the protection of confidential records and information.
- I. Public Records Act: Any documents submitted by Local Jurisdiction to the County become the exclusive property of the County. All such documents become a matter of public record and will be regarded as public records. In the event the County is required to defend an action on a Public Records Act request for any of the aforementioned documents, information, books, and/or records, the Local Jurisdiction agrees to defend and indemnify the County from all costs and expenses, including reasonable attorney's fees, in action or liability arising under the Public Records Act.
- J. Termination:
 - 1. Termination for Convenience: This Agreement may be terminated, in whole or in part, by either party for the convenience of that party. Termination of work hereunder shall be effected by notice of termination specifying the extent to which performance of work is terminated and the date upon which such termination becomes effective.
 - 2. Termination for Default: The County may terminate this Agreement immediately by written notice to Local Jurisdiction upon Local Jurisdiction's failure to comply with the provisions of this Agreement. It is also understood and agreed that should the County determine that Local Jurisdiction's

failure to perform relates to only part of the Project, the County, in its sole discretion, may elect to terminate only that part of the Agreement which shall in no way void or invalidate the rest of this Agreement.

3. Termination for Improper Consideration:
 - a. The County may, by written notice to Local Jurisdiction, immediately terminate the right of Local Jurisdiction to proceed under this Agreement if it is found that consideration, in any form, was offered or given by Local Jurisdiction, either directly or through an intermediary, to any County officer, employee, or agent with the intent of securing this Agreement or securing favorable treatment with respect to the award, amendment, extension of this Agreement, or the making of any determinations with respect to Local Jurisdiction's performance pursuant to this Agreement. In the event of such termination, the County shall be entitled to pursue those same remedies against Local Jurisdiction as it could pursue in the event of default by Local Jurisdiction.
 - b. Local Jurisdiction shall immediately report any attempt by a County officer or employee to solicit such improper consideration. The report shall be made either to a County manager charged with the supervision of the employee or to the County Auditor-Controller's Employee Fraud Hotline at (800) 544-6861 or <https://fraud.lacounty.gov/>.
 - c. Among other items, such improper consideration may take the form of cash; discounts; services; the provision of travel, entertainment, or tangible gifts.
4. In the event of termination, Local Jurisdiction will provide a detailed report of expenditures and funds that had not been expended, contracted, or encumbered by Local Jurisdiction for use in carrying out the purposes of the Agreement prior to Local Jurisdiction's receipt of County's notification of termination. Local Jurisdiction shall reimburse County within thirty (30) days of the termination, the full monetary value of all funds already disbursed under this Agreement that had not been expended, contracted, or encumbered by Local Jurisdiction.

XV. NOTICES, REPORTS, INVOICES, AND APPROVALS

- A. All notices, reports, invoices, and approvals shall be directed to and made by the following representatives of the parties:

To the County Representative:

Name: Clifton Trotter, County Project Manager
Email: CTrotter@ceo.lacounty.gov
And copy
hiadmin@ceo.lacounty.gov

To Local Jurisdiction Representative:

Name: Addy Ajijolaiya
Email: addy@southbaycities.org

- B. Local Jurisdiction shall notify the County in writing within five (5) business days of any change in the names or email address above.

XVI. SEVERABILITY.

If any provision of this Agreement, or the application thereof, is held to be invalid, that invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provision or application, and to this end the provisions of the Agreement are severable.

XVII. PHOTOGRAPHS, FOOTAGE, AND OTHER MEDIA MATERIALS.

The Local Jurisdiction represents and warrants that all photographs, videos, DVD's, footage, magazines, and other media materials provided to the County are either public record or have been legally procured without invading the copyright, ownership, or privacy rights of any individual. The Local Jurisdiction further agrees to defend, hold harmless, and indemnify the County Indemnitees from any and all liability arising from or related to the County's use of said photographs, videos, DVD's, footage, magazines, and other media materials.

XVIII. GOVERNING LAWS, JURISDICTION AND VENUE.

This Agreement shall be governed by and construed in accordance with the laws of the State of California. To the maximum extent permitted by applicable law, Local Jurisdiction and the County agree and consent to the exclusive jurisdiction of the courts of the State of California for all purposes concerning this Agreement and further agree and consent that venue of any action brought in connection with or arising out of this Agreement, shall be exclusively in the County of Los Angeles.

XIX. COMPLIANCE WITH FAIR CHANCE EMPLOYMENT HIRING PRACTICES.

The Local Jurisdiction, and its contractors/subcontractors, must comply with fair chance employment hiring practices set forth in California Government Code Section 12952. Local Jurisdiction's violation of this paragraph of the Agreement may constitute a material breach of the Agreement. In the event of such material breach, County may, in its sole discretion, terminate the Agreement.

XX. CAMPAIGN CONTRIBUTION PROHIBITION FOLLOWING FINAL DECISION IN CONTRACT PROCEEDING.

Pursuant to Government Code Section 84308, the Local Jurisdiction and its contractors/subcontractors, are prohibited from making a contribution of more than \$250 to a County officer for twelve (12) months after the date of the final decision in the proceeding involving this Agreement. Failure to comply with the provisions of Government Code Section 84308 and of this Section, may be a material breach of this Agreement as determined in the sole discretion of the County.

XXI. RIGHTS AND REMEDIES NOT EXCLUSIVE.

The rights and remedies of the County provided in any given paragraph, as well as throughout the Agreement, are not exclusive and are cumulative with any and all other rights and remedies under the Agreement, at law, or in equity.

XXII. EXECUTION OF AGREEMENT AND AMENDMENTS.

This Agreement and any amendments thereto may be executed in counterpart originals, utilizing wet and/or electronic signatures, each of which shall be deemed to constitute an original Agreement or amendment, and all of which shall constitute one Agreement or amendment. The execution of one counterpart by any Party shall have the same force and effect as if that Party had signed all other counterparts.

IN WITNESS WHEREOF, Local Jurisdiction has executed this Agreement #HI-25-018 or caused it to be duly executed by its authorized representative, and the County of Los Angeles by order of its Board of Supervisors, has delegated the authority to execute this Agreement on its behalf by the Chief Executive Officer, or her designee, on the date and year written below.

COUNTY OF LOS ANGELES

By _____
FESIA A. DAVENPORT Date
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Senior Deputy County Counsel

**SOUTH BAY CITIES COUNCIL OF
GOVERNMENTS**

By _____

Print Name _____

Title _____

EXHIBITS AND ATTACHMENTS

EXHIBITS

- A. PROJECT DESCRIPTION AND BUDGET
- B. RECOMMENDATIONS FOR MEASURE A GOALS
- C. MEASURE A REGIONAL PLAN
- D. BEST PRACTICES
- E. QUARTERLY REPORTING TEMPLATE

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PROJECT DESCRIPTION AND BUDGET
SBCCOG
HI-25-018

I. Overview

This Agreement between the County of Los Angeles ("County") and SBCCOG ("Local Jurisdiction") allocates funds from the County's Local Solutions Fund ("LSF"), which are authorized under Measure A to support local homelessness solutions, including prevention efforts, services, and affordable housing. The funds will support the Local Jurisdiction project as outlined herein.

II. Project Description

This project falls under the eligible uses of LSF, as outlined in the County's Measure A Local Solutions Fund Eligible Uses, Section 1.2. Activities under Eligible Use, Group 1 must directly contribute to achieving Measure A Goal 1 (reducing unsheltered homelessness) or Goal 3 (increasing permanent housing placements) and may include the following: homeless prevention; permanent housing for PEH; interim housing for PEH; expedited placements in permanent housing for PEH; employment services for PEH; or enhanced services for Transition-Age Youth and children experiencing or at-risk of homelessness.

Eligible Use Grouping 1: This project falls under the eligible uses of LSF, specifically, Eligible Use, Group 1, as outlined in the County's Measure A Local Solutions Fund Eligible Uses, Section 1.2. Activities under Eligible Use, Group 1 must directly contribute to achieving Measure A Goal 1 (reducing unsheltered homelessness) or Goal 3 (increasing permanent housing placements) and may include the following: homeless prevention; permanent housing for PEH; interim housing for PEH; expedited placements in permanent housing for PEH; employment services for PEH; or

enhanced services for Transition-Age Youth and children experiencing or at-risk of homelessness.

1A: Eligible Use	Expedited Placements in Permanent Housing for People Experiencing Homelessness (PEH)
Project	Financial Assistance Funds - Problem-Solving
Project Description	Funds will pay for financial assistance for people experience homelessness whereby case managers in the region are able to quickly house clients, provide financial support and problem-solving, including transportation, furniture assistance, car repair, and utility assistance.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH provided with financial assistance for housing <ul style="list-style-type: none"> PS-TO: 40 unduplicated PEH
	PS-KPI: Number of PEH provided with financial assistance for interim housing <ul style="list-style-type: none"> PS-TO: 24 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1a-Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030

1B: Eligible Use	Interim Housing for PEH
Project	Motel Vouchers
Project Description	Funds will pay for short term motel stays for people experiencing homelessness and will be used by case managers in the region to quickly shelter clients.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in interim housing for up to 5 days using motel vouchers <ul style="list-style-type: none"> PS-TO: 100 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1a-Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030

1C: Eligible Use	Expedited Placements in Permanent Housing for PEH
Project	Move In Assistance
Project Description	Funds will pay for move-in assistance, including apartment application fees, security deposits, and first month's rent for people experiencing homelessness.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH provided with move-in assistance <ul style="list-style-type: none"> PS-TO: 30 unduplicated PEH
	PS-KPI: Number of PEH who obtain permanent housing <ul style="list-style-type: none"> PS-TO: 25 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1b-Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030

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1D: Eligible Use	Permanent Housing for PEH
Project	Flexible Rent Subsidy - SHARE Housing to Employment
Project Description	Funds will pay for shared housing for PEH in the South Bay through a partnership with SHARE. The SHARE model is designed to help participants build connection and community, as they utilize single family homes and place participants in shared rooms, with no more than 2 people per room. Included in the cost of the housing, SHARE provides case management, peer support services, and linkage to the South Bay Workforce Development Board (SBWDB). SHARE utilizes local resources like SBWDB to connect PEH housed in their locations to identify and maintain employment. They also connect participants to mainstream County resources and programs, like General Relief, EBT, and Social Security.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH housed <ul style="list-style-type: none"> PS-TO: 50 unduplicated PEH
	PS-KPI: Number of participants secured employment <ul style="list-style-type: none"> PS-TO: 32 unduplicated PEH
Measure A Goals and Target Metric	Goal 3: Increase the number of people permanently leaving homelessness
	Target Metric: 3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030

1E: Eligible Use	Interim Housing for People Experiencing Homelessness
Project	Motel and SRO Housing
Project Description	Funds will be used to secure motel rooms or Single Room Occupancy (SRO) units as interim placements for PEH for 1-6 months to equip cities with additional interim housing beds, including both existing and new beds as we are expanding a pre-existing Measure H program to include the City of Inglewood. Participating cities will be able to lease motel rooms on a short-term basis, and the SBCCOG will reimburse the cities. Additional requirements include participants who are lower acuity and can live self-sufficiently, and participants will need to have a long-term housing plan beyond the interim placement.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of IH units created/secured <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
	PS-KPI: Number of PEH placed in IH <ul style="list-style-type: none"> PS-TO: 24 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1c-Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030

1F: Eligible Use	Interim Housing for PEH
Project	Capital Investments - Torrance Tiny Homes Shelter
Project Description	Funds will pay for improvements and maintenance at the 40-unit tiny home village (interim housing) in Torrance. As units age and turnover, the City of Torrance anticipates an increased need in improvements and maintenance for this temporary housing resource. Uses include repair, replacement, and installation of unit components, site maintenance, pest control, sanitation.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	<p>PS-KPI: Completion/reopening of beds following turnover</p> <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1c-Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030

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1G: Eligible Use	Interim Housing for PEH
Project	Program Operations - Torrance Tiny Homes Shelter
Project Description	Funds will pay for a portion of program operations at the 40-unit tiny home village (interim housing) in Torrance. This includes meals, utilities, and trash. The City of Torrance anticipates an award from the Cities and Councils of Government Interim Housing Services Fund from (CCOGIHS) and an award from the State of California Grant Year 2023 Permanent Local Housing Allocation Grant (PLHA), that will be used to cover the majority of operations costs. This proposed funding will fill any remaining operations gaps, such as meals, site supplies, insurance, transportation, utilities, trash, telephone/communications/IT, administration, and security that are necessary for maintain the site operations.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in IH <ul style="list-style-type: none"> PS-TO: 20 unduplicated PEH
	PS-KPI: Number of PEH placed in PH <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1c-Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030

1H: Eligible Use	Expedited Placements in Permanent Housing for PEH
Project	Housing Specialist
Project Description	Funds will pay for a Housing Specialist to develop an inventory of friendly landlords in the South Bay and work with case managers to match participants to available units, engaging with landlords to provide education on various incentive programs. The Housing Specialist may also be tasked to ensure participants have support to stay stably housed. The Housing Specialist will also be tasked with identifying landlords operating naturally occurring affordable housing and identify opportunities for market rate housing, affordable housing projects, such as master leasing, housing preservation. They will play an integral role in identifying opportunities for permanent housing.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of landlords maintained in affordable housing database <ul style="list-style-type: none"> PS-TO: 150 unduplicated PEH
	PS-KPI: Number of master lease, shelter, Project Homekey, or other development opportunities <ul style="list-style-type: none"> PS-TO: 1 unduplicated PEH
Measure A Goals and Target Metric	Goal 5: Increase the number of affordable housing units in Los Angeles County
	Target Metric: 5b- Increase by the current level of affordable housing units being preserved, to a total of 420 at-risk units preserved annually

Eligible Use Grouping 2: Activities listed in this grouping are eligible uses of Measure A LSF and can be included in the Exhibit A if the local jurisdiction can demonstrate a maximized partnership with organizations that create connections to mainstream safety net programs supported by other funds from the County, State, and Federal Governments, including connections to medical and mental health care supported by state and federal programs as well as other entitlement programs.

2A: Eligible Use	Mental Health Services
Project	Mental Health Clinician - HB Cares Alternative Crisis Response Clinician
Project Description	Fund a clinician for the alternative crisis response program led by the City of Hermosa Beach known as HB Cares. The HB Cares program will work closely with the Beach Cities case managers to provide emergency medical services as well as mental health evaluations, services, and referrals, such as to LA County DMH, for PEH in the region. The clinician under this program handles mental health and homelessness calls and can provide immediate onsite mental and behavioral health care as well as complete referrals for additional care.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The HB Cares program receives federal funding and Measure A LSF dollars will help to supplement that funding and support program sustainability. HB Cares was implemented to ensure that individuals receive care coordination rather than enforcement. This is complementary to the County DMH Alternative Crisis Response program as it reduces enforcement, reduces the burden to the County DMH Alternative Crisis Response line, reduces response time to emergency services calls.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH engaged by the HB Cares team <ul style="list-style-type: none"> • PS-TO: 40 unduplicated PEH
	PS-KPI: Number of PEH referred to mental or behavioral health services <ul style="list-style-type: none"> • PS-TO: 10 unduplicated PEH
Measure A Goals and Target Metric	Goal 2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness
	Target Metric: 2a- Reduce by 15% the number of people with SMI alone experiencing homelessness from a baseline of 14,056 in FY 23-24 to a target of 11,978 in 2030

2B: Eligible Use	Case Management and Outreach Services
Project	Inglewood Coordinator - Homeless Prevention, Housing Navigation, and Housing Retention
Project Description	Fund one (1) Homeless Service Coordinator to integrate Inglewood with homeless systems, better align resources, and increase housing placements. Coordinator will conduct housing navigation, provide case management, and connect participants to mainstream programs, general shelter, or permanent housing (e.g., housing voucher, rapid rehousing, shared housing, reunification, permanent supportive housing). Coordinator will also provide supportive services such as problem solving, document readiness, housing navigation, and connect with behavioral health services if needed.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The Inglewood Coordinator is, and will be, connected to the following funded programs: (1) Pathway Home: County-funded, the Inglewood Coordinator was an important piece in collaboration between Inglewood and the County during Pathway Home operation.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in IH <ul style="list-style-type: none"> PS-TO: 16 unduplicated PEH
	PS-KPI: Number of PEH placed in PH <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1a-Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030

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2C: Eligible Use	Case Management and Outreach Services
Project	Case Management and Outreach Services - Hawthorne
Project Description	Funds will pay for SBCCOG to subcontract with Los Angeles Centers for Alcohol & Drug Abuse (L.A. CADA) for two (2) case managers. The case managers will conduct outreach and assist engaged clients with their health, mental health, and housing stability. Case managers will provide a holistic, client-centered approach, and will identify needs related to substance use, mental health, and housing, such as completing applications for permanent supportive housing, counseling to guide PEH to substance use treatment if needed, and more. Case managers will conduct regular check-ins with clients to monitor progress, address challenges, and help reassess goals and next steps.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The program will be paired with the following investments/programs funded by the City of Hawthorne's general fund to support homeless services in the city.</p> <p>(1) Access Center: The Hawthorne Access Center is a department under Community Services for the City of Hawthorne.</p> <p>(2) Program Manager: Hawthorne currently staffs a city-funded homeless coordinator in the form of the Program Manager. This role oversees the work performed by the LA CADA intensive case managers.</p> <p>(3) MHALA: The County funds Mental Health America Los Angeles (MHALA) to be the MDT Outreach team for this area. Hawthorne LA CADA outreach coordinators work together with MHALA as a warm hand off many times, introduction to participants, transportation to and from appointments.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of caseload <ul style="list-style-type: none"> PS-TO: 72 unduplicated PEH
	PS-KPI: Number of PEH placed in IH <ul style="list-style-type: none"> PS-TO: 24 unduplicated PEH
Measure A Goals and Target Metric	Goal 2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness
	Target Metric: 2b- Reduce by 10% the number of people with SUD alone experiencing homelessness from a baseline of 8,697 in FY 23-24 to a target of 7,827 in 2030

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2D: Eligible Use	Case Management and Outreach Services
Project	Housing Navigation - Hawthorne
Project Description	Fund one (1) Housing Navigator for the City of Hawthorne, which operates its own access center. The navigator will conduct case management for PEH, or individuals or households at risk of homelessness, and assist with placing people in interim and/or permanent supportive housing. The navigator will engage households on a consistent basis to create Housing and Services Plans (HSP) and provide support related to the HSP goals. In addition, the navigator will advocate for participants experiencing housing barriers, connect participants to legal services when necessary to mitigate evictions or other tenant rights issues, and maintain accurate and timely documentation in HMIS.
Group Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>.</p> <p>The program will be paired with the following investments/programs funded by the City of Hawthorne's general fund to support homeless services in the city.</p> <p>(1) Access Center: The Hawthorne Access Center is a department under Community Services for the City of Hawthorne. The focus is to serve low-income and unhoused individuals and families, and the Access Center provides a comprehensive range of support services.</p> <p>(2) Program Manager: Hawthorne currently staffs a city-funded homeless coordinator in the form of the Program Manager. This role oversees the work performed by the LA CADA intensive case managers.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in PH <ul style="list-style-type: none"> PS-TO: 16 unduplicated PEH
	PS-KPI: Number of individuals served that retain housing or transition directly into other PH <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1b-Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030

2E: Eligible Use	Case Management and Outreach Services
Project	Case Management and Outreach Services - Gardena Housing Navigator
Project Description	Fund one (1) Housing Navigator to integrate Gardena with homeless systems, better align resources, and increase housing placements. The navigator will conduct housing navigation, provide case management, and connect participants to mainstream programs, general shelter, or permanent housing (e.g., housing voucher, rapid rehousing, shared housing, reunification, permanent supportive housing). The navigator will also provide supportive services such as problem solving, document readiness, housing navigation, and connect with behavioral health services if needed.
Group Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The Housing Navigator is paired with the following funded programs in Gardena: (1) LACAHSAs: The Gardena Housing Navigator will closely collaborate and utilize LACAHSAs resources that the SBCCOG will leverage for rental subsidies. In addition, the Navigator will facilitate placements for PEH in Gardena in any funded LACAHSAs housing production or preservation projects in the city and/or region.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in PH <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
	PS-KPI: Number of PEH placed in IH <ul style="list-style-type: none"> PS-TO: 16 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030

2F: Eligible Use	Mental Health Services
Project	Mental Health Clinician - Beach Cities Homeless Court
Project Description	Fund a full-time clinician for the Beach Cities Homeless Court, which helps those seeking to remove background barriers to their rehousing efforts, with the ultimate goal of increasing permanent housing. LSF will directly support a clinician who will provide mental and behavioral health services (e.g., substance use counseling, mental health treatment, psychiatry, and therapy). In addition to weekly Homeless Court, the clinician will provide services to clients throughout the week.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <ol style="list-style-type: none"> 1)The Criminal Record Clearing Project, 2) Department of Health Services, 3)Department of Mental Health, 4)Workforce Development, and Redondo Beach's locally funded housing navigator, who helps participants develop a housing plan.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	<p>PS-KPI: Number of homeless court attendees receiving mental health or behavioral health services</p> <ul style="list-style-type: none"> • PS-TO: 20 unduplicated PEH
Measure A Goals and Target Metric	Goal 3: Increase the number of people permanently leaving homelessness
	Target Metric: 3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030

2G: Eligible Use	Case Management and Outreach Services
Project	Permanent Housing Case Management - Regional Housing Retention Specialist
Project Description	Funds will pay for a regional Housing Retention Specialist. The Housing Retention Specialist will visit with the newly housed participant at least once every 2 weeks for 4 months, and then once a month or more as needed for another 6-8 months. In situations where people experiencing homelessness are housing ready and obtain housing, the Housing Retention Specialist supports them to retain the housing placement (e.g., assisting with budgeting, keeping track of rental and utility payments, learning how to be a good tenant).
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>This role will be braided with LACAHSAs, as they will support participants receiving LACAHSAs prevention resources, housing subsidies, etc. to ensure they are stable and successful in their new housing situation. Housing may also include housing generated by LACAHSAs funding.</p> <p>In addition, the SBCCOG plans to leverage/braid in existing funding and systems to maximize efficacy for this role by opening an RFP for local ECM providers and CBOs to ensure this role truly meets the needs of the community.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of participants who receive housing retention services <ul style="list-style-type: none"> PS-TO: 30 unduplicated PEH
	PS-KPI: Number of participants retained in PH for at least 1 year <ul style="list-style-type: none"> PS-TO: 27 unduplicated PEH
Measure A Goals and Target Metric	Goal 3: Increase the number of people permanently leaving homelessness
	Target Metric: 3b- Increase by 101% the number of service participants who retain permanent housing, two years after they exit homelessness from a baseline of 10,501 in FY 23-24 to a target of 21,104 in 2030

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2H: Eligible Use	Case Management and Outreach Services
Project	Case Management and Outreach Services - Beach Cities
Project Description	<p>Fund two (2) additional case managers to serve the four city area of El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach. Manhattan Beach will serve as the lead city in this multi-jurisdictional program to provide closer linkage between case management activity and city stakeholders. The case managers will connect participants to mainstream programs, general shelter, or to permanent housing (i.e. housing voucher, rapid rehousing, shared housing, reunification, permanent supportive housing, etc.). They will also provide supportive services such as problem solving, document readiness, housing navigation, and connect with behavioral health services as needed. Program includes project care coordination activity to ensure mainstream resources are leveraged.</p>
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>(1) Local General Funds for Case Management: Redondo Beach and Manhattan Beach have invested their own general funds to support case management. the four cities encompassed in the "Beach Cities."</p> <p>(2) Beach Cities Homeless Court: This legal aid program is supported by both Federal and County funding, from the offices of U.S. Representative Ted Lieu and LA County Supervisor Holly J. Mitchell. All Beach Cities Case Managers attend Homeless Court, either with their clients or as community resources to link individuals experiencing or at risk of homelessness with legal services, housing supports, document readiness.</p> <p>(3) Project Homekey: The City of Redondo Beach opened a Project Homekey site (Moonstone) in Fall 2024. permanent housing.</p> <p>(4) HB Cares: This Alternative Crisis Response (ACR) team, funded by Federal and local dollars, is led by the City of Hermosa Beach.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	<p>PS-KPI: Number of caseload</p> <ul style="list-style-type: none"> • PS-TO: 30 unduplicated PEH
	<p>PS-KPI: Number of PEH placed in IH</p> <ul style="list-style-type: none"> • PS-TO: 24 unduplicated PEH

Measure A Goals and Target Metric	Goal 3: Increase the number of people permanently leaving homelessness
	Target Metric: 3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030

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2I: Eligible Use	Case Management and Outreach Services
Project	Housing Focused Case Management - WLCAC
Project Description	Fund four (4) Housing Focused Cased Managers to provide case management services in areas where they are seeking to increase outreach focused case management (see Jurisdictions Served). This resource is a specialized service designed to assist street-based individuals and families in securing and maintaining stable, permanent housing through care coordination and resource connection, such as document services, job applications, and housing navigation. This approach revolves around providing compassionate, personalized guidance and resources to support street-based community members in overcoming homelessness and/or housing instability.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>This Housing Focused Case Management (HFCM) program, in addition to LSF, is funded through a separate contract with SD2 and SD4. The positions are fully funded through the combination of these contracts. Case managers in the previous fiscal year have played an important role in connecting PEH to shelter, housing resources like Time Limited Subsidies, permanent housing placements, and more.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH currently enrolled in case management services <ul style="list-style-type: none"> PS-TO: 160 unduplicated PEH
	PS-KPI: Number of PEH placed in IH <ul style="list-style-type: none"> PS-TO: 20 unduplicated PEH
	PS-KPI: Number of PEH placed in PH <ul style="list-style-type: none"> PS-TO: 40 unduplicated PEH
Measure A Goals and Target Metric	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric: 1b-Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030

2J: Eligible Use	Case Management and Outreach Services
Project	Housing Focused Case Management - St. Margaret's Center
Project Description	Funds will partially pay for two (2) Housing Focused Case Managers to provide case management services in areas where they are seeking to increase outreach focused case management (see Jurisdictions Served). This resource is a specialized service designed to assist street-based individuals and families in securing and maintaining stable, permanent housing through care coordination and resource connection, such as document services, job applications, and housing navigation. This approach revolves around providing compassionate, personalized guidance and resources to support street-based community members in overcoming homelessness and/or housing instability.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>This Housing Focused Case Management (HFCM) program, in addition to LSF, is funded through a separate contract with SD2 and SD4. The positions are fully funded through the combination of these contracts. Case managers in the previous fiscal year have played an important role in connecting PEH to shelter, housing resources like Time Limited Subsidies, permanent housing placements, and more.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	<p>PS-KPI: Number of PEH currently enrolled in case management services</p> <ul style="list-style-type: none"> PS-TO: 160 unduplicated PEH
	<p>PS-KPI: Number of PEH placed in IH</p> <ul style="list-style-type: none"> PS-TO: 20 unduplicated PEH
	<p>PS-KPI: Number of PEH placed in PH</p> <ul style="list-style-type: none"> PS-TO: 40 unduplicated PEH
Measure A Goals and Target Metric	<p>Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness</p>
	<p>Target Metric: 1b-Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030</p>

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2K: Eligible Use	Case Management and Outreach Services
Project	Document/Transportation Specialist
Project Description	Funds will pay for a Document/Transportation Specialist, who will have working knowledge of homeless services and housing systems. Currently, case managers may lose half a day or more to completing transportation for one client for social services appointments, housing tours, etc., who also conduct outreach and must complete case management with a large caseload. The Document/Transportation Specialist role will augment existing Case Management services, decreasing the burden of document retrieval and transportation among case managers. Program includes project care coordination activity to ensure mainstream resources are leveraged. The Document/Transportation Specialist will coordinate documents, applications, etc. for case managers and clients and assist in connecting them to County resources, affordable housing projects, and permanent supportive housing opportunities, whether through supporting them with documentation or transportation, with the aim of increasing the volume of participants connected to services and housing in the South Bay.
Group 2 Connection	<p>The project will be connected with the following investments/programs funded by other entities, governmental or nongovernmental, including local agencies such as:</p> <p>The Document/Transportation Specialist will be an important focal point for all case managers and outreach in the region to access County mainstream resources:</p> <ol style="list-style-type: none"> (1) Department of Mental Health referrals for mental and behavioral health services (2) CARE Court applications (State funded program) (3) Permanent Supportive Housing and affordable housing applications (e.g., Homekey sites, LIHTC properties) <p>In addition, the SBCCOG, similar to item #17, may leverage/braid in existing funding and systems to maximize efficacy for this role by opening an RFP for local providers and CBOs to ensure this role meets community needs.</p>
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	<p>PS-KPI: Number of PEH served</p> <ul style="list-style-type: none"> • PS-TO: 100 unduplicated PEH
Measure A Goals and Target Metric	Goal 3: Increase the number of people permanently leaving homelessness

	Target Metric: 3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030
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Eligible Use Grouping 3: Eligible Uses of Measure A LSF (LSF Funds) with Los Angeles County Affordable Housing Solutions Agency (LACAHA) Funding. Local Jurisdiction must braid or pair LSF Funds with eligible LACAHA funding to support prevention efforts under this program/project. If LACAHA funding is not yet available, Local Jurisdiction shall coordinate with the County during the transition period to align timelines, funding strategies, and program deliverables; and submit a written plan within six months of this Agreement’s execution detailing steps to secure LACAHA funding. The Local Jurisdiction shall make good faith efforts to secure and utilize such funding when it becomes available. LSF Funds may only be used after LACAHA funding is exhausted; or during the transition period with prior written approval from the County.

3A: Eligible Use	Prevention of Housing Loss through Tenant Protection and Support Programs
Project	Financial Assistance Funds - Prevention
Project Description	Funds will pay for financial assistance, including short term emergency rental assistance, security deposits, move-in assistance for households at imminent risk of homelessness.
Group 3 Connection	The SBCCOG will further supplement this program with LACAHA pass through jurisdictional funding for tenant protection and support programs.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of households provided with financial assistance for prevention <ul style="list-style-type: none"> PS-TO: 30 unduplicated PEH
	PS-KPI: Number of individuals who retain housing <ul style="list-style-type: none"> PS-TO: 25 unduplicated PEH
Measure A Goals and Target Metric	Goal 4: Prevent people from falling into homelessness
	Target Metric: 4a- Reduce the number of people who become newly homeless by 20% from a baseline of 63,202 in FY 23-24 to a target of 50,561 in 2030

3B: Eligible Use	Prevention of Housing Loss through Tenant Protection and Support Programs
Project	Prevention Coordinator - Gardena
Project Description	Fund one (1) Homeless Prevention Coordinator, who will specialize in managing all prevention programs operated in Gardena. This includes onboarding, enrolling, and coordinating the caseload of 16 unduplicated households for the Gardena Rental Assistance Program for longer term assistance, and the Housing Plus Support Program for short-term rental assistance. These two programs are funded from non-LSF sources (PLHA and HOME-ARP) and focus on people at imminent risk of homelessness to prevent the loss of housing. This program only funds the coordinator.
Group 3 Connection	
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of unduplicated individuals enrolled on caseload <ul style="list-style-type: none"> PS-TO: 16 unduplicated PEH
	PS-KPI: Number of unduplicated individuals served who retain PH for at least 1 year <ul style="list-style-type: none"> PS-TO: 12 unduplicated PEH
Measure A Goals and Target Metric	Goal 4: Prevent people from falling into homelessness
	Target Metric: 4a- Reduce the number of people who become newly homeless by 20% from a baseline of 63,202 in FY 23-24 to a target of 50,561 in 2030

4: Administration

4A: Administrative Cost	
Project	A Beach Cities Case Management and Outreach Services
Project Description	Harbor Interfaith's administration costs for the Beach Cities Case Management program include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4B: Administrative Cost	
Project	Case Management and Outreach Services - Hawthorne
Project Description	The City of Hawthorne's administration costs include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4C: Administrative Cost	
Project	Housing Navigation - Hawthorne
Project Description	The City of Hawthorne's administration costs include meeting and outreach supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4D: Administrative Cost	
Project	Inglewood Coordinator
Project Description	The City of Inglewood's administration costs include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4E: Administrative Cost	
Project	Mental Health Clinician - HB Cares Alternative Crisis Response Clinician
Project Description	The City of Hermosa Beach's administration costs include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4F: Administrative Cost	
Project	Torrance Tiny Homes Shelter Program Operations
Project Description	The City of Torrance's administration costs include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment for the case managers they fund for the shelter site and to support the operations of the shelter for the residents.

4G: Administrative Cost	
Project	Flexible Rent Subsidy - SHARE Housing to Employment
Project Description	SHARE's administration costs include office space, benefits, meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4H: Administrative Cost	
Project	Regional Housing Retention Specialist
Project Description	The SBCCOG anticipates that the sub-agreement partner's administration costs will include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4I: Administrative Cost	
Project	Document/Transportation Specialist
Project Description	The SBCCOG anticipates that the sub-agreement partner's administration costs will include meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4J: Administrative Cost	
Project	Housing Focused Case Management - St. Margaret's Center
Project Description	St. Margaret's Centers' administration costs include office space rent, meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4K: Administrative Cost	
Project	Housing Focused Case Management - WLCAC
Project Description	WLCAC's administration costs include office space rent, meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent

4L: Administrative Cost	
Project	SBCCOG Overhead and Supplies
Project Description	Funds will be utilized to cover overhead and supplies for the SBCCOG. This includes benefits, meeting supplies, cellphone, internet/communications, mileage, office supplies/furniture/equipment, office space rent, accounting

4M: Administrative Cost	
Project	SBCCOG Deputy Executive Director
Project Description	Funds will be utilized for partially pay for the SBCCOG's Deputy Executive Director. Responsibilities include planning and managing the budget, oversight of homeless program SBCCOG team members, and general overhead related to the team (salaries, benefits, etc.). By extension, this role has oversight over all LSF programs administered by the SBCCOG.

4N: Administrative Cost	
Project	SBCCOG Project Coordinator
Project Description	Funds will pay for partial FTE for the SBCCOG Project Coordinator. In addition to the programmatic services the project coordinator provides (i.e., care coordination support), the coordinator will also complete administrative duties for all programming. This includes collecting invoices and KPI reports from partners and completing quarterly reporting for the County.

4O: Administrative Cost	
Project	SBCCOG Various Admin/Accounting
Project Description	Funds will be utilized for partially pay for the SBCCOG's Admin/Accounting. Responsibilities include managing the budget, coordinating invoices and reporting to the County, administering payments and checks to our partners, and supporting the program team to communicate with the Board on homeless services items. This applies to all SBCCOG LSF programs.

EXHIBIT A

I. Project Budget

Total Agreement Sum: \$3,048,204

The budget listed below represents the maximum Measure A funding that Local Jurisdiction may receive for the applicable fiscal year, subject to the County Board of Supervisors' ("Board") annual approval. Any increase in funding for a given fiscal year is at the sole discretion of the County and must be implemented through a written amendment to this Agreement. All allocations approved by the County Board are made available through the term of the agreement.

BUDGET		
1A	Financial Assistance Funds - Problem-Solving	\$33,308
1B	Motel Vouchers	\$77,720
1C	Move In Assistance	\$99,925
1D	Flexible Rent Subsidy - SHARE Housing to Employment	\$443,250
1E	Motel and SRO Housing	\$322,500
1F	Capital Investments - Torrance Tiny Homes Shelter	\$64,500
1G	Program Operations - Torrance Tiny Homes Shelter	\$243,750
1H	Housing Specialist	\$53,750
2A	Mental Health Clinician - HB Cares Alternative Crisis Response Clinician	\$48,750
2B	Inglewood Coordinator - Homeless Prevention, Housing Navigation, and Housing Retention	\$103,950
2C	Case Management and Outreach Services - Hawthorne	\$168,960
2D	Housing Navigation - Hawthorne	\$84,480
2E	Case Management and Outreach Services - Gardena Housing Navigator	\$96,750
2F	Mental Health Clinician - Beach Cities Homeless Court	\$107,500
2G	Permanent Housing Case Management - Regional Housing Retention Specialist	\$107,250
2H	Case Management and Outreach Services - Beach Cities	\$156,000
2I	Housing Focused Case Management - WLCAC	\$185,000
2J	Housing Focused Case Management - St. Margaret's Center	\$94,500
2K	Document/Transportation Specialist	\$107,250
3A	Financial Assistance Funds - Prevention	\$66,616
3B	Prevention Coordinator - Gardena	\$118,250
4A	Administrative Costs - Beach Cities Case Management and Outreach Services	\$16,000

4B	Administrative Costs - Case Management and Outreach Services - Hawthorne	\$3,040
4C	Administrative Costs - Document/Transportation Specialist	\$11,000
4D	Administrative Costs - Flexible Rent Subsidy - SHARE Housing to Employment	\$40,500
4E	Administrative Costs - Housing Focused Case Management - St. Margaret's Center	\$13,000
4F	Administrative Costs - Housing Focused Case Management - WLCAC	\$30,000
4G	Administrative Costs - Housing Navigation - Hawthorne	\$1,520
4H	Administrative Costs - Inglewood Coordinator	\$14,300
4I	Administrative Costs - Mental Health Clinician - HB Cares Alternative Crisis Response Clinician	\$5,000
4J	Administrative Costs - Regional Housing Retention Specialist	\$11,000
4K	Administrative Costs - Torrance Tiny Homes Shelter Program Operations	\$25,000
4L	Administrative costs - SBCCOG Deputy Executive Director	\$14,863
4M	Administrative costs - SBCCOG Overhead and Supplies	\$45,561
4N	Administrative costs - SBCCOG Project Coordinator	\$10,000
4O	Administrative costs - SBCCOG Various Admin/Accounting	\$23,461
	TOTAL AMOUNT	\$3,048,204

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EXHIBIT B

Recommendations for Measure A Goals

TO: Los Angeles County Executive Committee for Regional Homeless Alignment
FROM: Los Angeles County Leadership Table for Regional Homeless Alignment, with support from the National Alliance to End Homelessness and Community Solutions
DATE: March 14, 2025
RE: **Final Recommendations for Measure A Goals and Target Metrics As Amended**

Executive Summary

This memo provides recommendations developed by the subcommittees of the Leadership Table for Regional Homeless Alignment (LTRHA) and approved as amended by the LTRHA and Executive Committee on Regional Homeless Alignment (ECRHA) on goals, baselines, and target metrics to guide the regional homeless response, following the mandate of Measure A. This marks the final phase of a three-part process to develop draft metrics for each goal and align around key definitions of homelessness terminology, establish data points to use as the baseline from which to measure progress, and finally, to establish target metrics for the end of 2030 with annual milestones. While the creation of goals was mandated by Measure A, these goals and metrics are not restricted to Measure A-funded efforts and are meant to measure collective efforts of the Los Angeles region, including those funded outside of Measure A.

These subcommittee recommendations, with their attendant recommendations for policy changes and system adjustments, represent a roadmap to reach the goals and corresponding target metrics. Highlights of these target metrics include:

- Reducing by 30% the number of unsheltered people experiencing homelessness, from a baseline of 52,365 in the 2024 Point-in-Time Count to 36,656 people experiencing unsheltered homelessness by the end of 2030.
- Increasing by 57% the number of people placed into permanent housing, from a baseline of 19,127 in FY 23-24 to 30,000 people by the end of 2030.
- Decreasing the inflow of newly-homeless individuals by 20%, from a baseline of 66,302 in FY 23-24 to 50,501 by the end of 2030.

These target metrics, along with the other targets recommended in this report, will require unprecedented alignment between regional partners across Los Angeles County, system

changes that shift how existing homeless programs operate, and reforms and innovations within how Los Angeles addresses the development of affordable housing. In addition, the region must engage in strategic and unified advocacy to state and federal partners to achieve these goals. While there are a number of challenges ahead, the targets in this report and the conditions identified by subcommittees represent a user manual to achieving these goals and making major progress towards ending homelessness in Los Angeles.

Introduction

This memo provides a set of recommendations for the numeric target metrics that correspond to the five high-level goals within the Los Angeles County Affordable Housing, Homeless Solutions, and Prevention Now Transactions and Use Tax Ordinance (Measure A), including target metrics to measure progress by the end of 2030 with annual milestones.¹ This work is in alignment with the goals and processes established in the text of Measure A,² which was approved by Los Angeles County voters in November 2024.

In addition, this memo lays out the key conditions for success and assumptions that subcommittees are factoring in as necessary to reach the proposed targets. The draft goals and target metrics presented by the subcommittees are ambitious, and these conditions for success and assumptions are major components of ensuring goals are met and may in some cases necessitate changes to existing systems and policies. The creation of goals was mandated by Measure A, but these goals and metrics are not restricted to Measure A-funded efforts and are meant to guide and measure the collective efforts of all homeless programs and funding in the Los Angeles region, whether those efforts are funded by Measure A or another funding source.

Within each goal section, a rationale is provided to how each LTRHA subcommittee arrived at the respective recommendations for target metrics within their goal areas. Furthermore, this memo provides a timeline for finalizing the goals in advance of the April 1, 2025 deadline established by the text of Measure A. Finally, this memo recommends equity subgoals that correspond with each of the five high-level Measure A goals.

¹ The metrics developed here seek to align with the more common fiscal year budgeting and reporting utilized by jurisdictions across the region, running from July 1 through June 30, while the text of Measure A requires evaluation of progress through December 31, 2030. To reconcile this, the subcommittees adjusted metrics annual milestones to reflect fiscal years, starting with FY 25-26 representing Year 1, running through FY 29-30, with an additional six month period of evaluation running from July 1, 2030 to December 2030, in alignment with Measure A. This results in a 5.5 year timeline, with the final year of data being evaluated spanning two fiscal years, with data from the final six months of FY 29-30 and the first six months of FY 30-31, running from January 1, 2030 until December 31, 2030..

² The text of Measure A directs that “The Executive Committee shall evaluate progress toward goals and no later than April 1, 2025, the Executive Committee and Housing Agency shall each formulate baseline and target metrics based on input and recommendations from the Leadership Table; relevant county staff; and stakeholders, including service providers contracted to provide services like those to be funded by the tax imposed by the Ordinance, affordable housing developers, and renter protection organizations.”

Current Point in Process

In order to establish goals, the subcommittees have engaged in a three-phase process over the last several months. These three distinct phases are:

- **Phase 1 (Summer and Fall 2024):** The subcommittees met and established shared definitions of key terms, decided on data sources, created recommended structures of baseline data point(s) for each goal, and crafted placeholder metric(s). This phase concluded with the presentation of recommended metrics (without target numbers) and definitions in October 2024.³
- **Phase 2 (November 2024-January 2025):** The data subcommittee⁴ developed the structure of the annual report, tested data sources, and established baseline data points to serve as the basis for developing target metrics. This phase concluded with the presentation of a baseline data report in January 2025.⁵
- **Phase 3 (January 2025-April 2025):** This phase, currently underway, entails the subcommittees working to establish target numbers within each metric to measure progress on each of the 2030 goals, with accompanying annual milestones. The subcommittees brought forward preliminary recommendations to the ECRHA in mid-February, final recommendations to the LTRHA in early March, with complete recommendations provided in this report.

Phase 1: Subcommittee Formation and Metric Development

In 2024, subcommittees of the LTRHA⁶ were formed, bringing together LTRHA members and additional subject matter experts to begin the process of creating numerical targets for each of the five Measure A goals. Three subcommittees were created: 1) the homelessness response subcommittee, 2) the homelessness prevention subcommittee, and 3) the affordable and supportive housing subcommittee.

The Measure A goals, and their corresponding subcommittees developing metrics and targets for those goals. They are:

1. **Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness**
(Corresponding Subcommittee: Homelessness Response)

³ A midpoint progress report, which details the results of Phase 1, can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/196813.pdf>.

⁴ In October 2024, a memo from the County Chief Executive Officer (CEO) to the Executive Steering Committee for Data and IT Governance (ESC) memorialized the creation of a Data Subcommittee, establish its members, and charge it with providing needed baseline and supporting data to the LTRHA for Measure A Goals 1-4.

⁵ The baseline data report can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/199257.pdf>.

⁶ Subcommittees and their rosters can be found in Appendix A.

2. **Reduce the number of people with mental illness and/or substance use disorders who experience homelessness**
(Corresponding Subcommittee: Homelessness Response)
3. **Increase the number of people permanently leaving homelessness**
(Corresponding Subcommittee: Homelessness Response)
4. **Prevent people from falling into homelessness**
(Corresponding Subcommittee: Homelessness Prevention)
5. **Increase the number of affordable housing units in Los Angeles County**
(Corresponding Subcommittee: Affordable and Supportive Housing)

The first task of the subcommittees was to establish shared definitions of key terms, such as “mental illness” or “homeless prevention,” an essential step to ward off lengthy derailments later in the goal-setting process. The subcommittees also established which data sources would be utilized to measure progress, in recognition that an array of data sources inform a fulsome picture of homelessness, but each of these data sources can tell a slightly different story. Finally, the subcommittee defined at least one target metric for each of the goals, which added specificity for how progress could be measured on each of the goals.

Phase 2: Baseline Data

Following the establishment of defined metrics, the CEO and the Executive Steering Committee for Homelessness Information Technology and Data Governance established a data subcommittee, formalized its membership, and tasked it to support the LTRHA. The data subcommittee began work to ensure that the metrics established by the subcommittees could be feasibly reported on a regular basis. The data subcommittee recommended slight refinements to the measures, based on available data. In addition, the data subcommittee produced baseline numbers to serve as a Year 1 figure against which to measure future year progress. This work was presented to the ECRHA and the LTRHA in late January 2025.

The work of the data subcommittee was centered around Goals 1-4, which required expertise and experience working with administrative data from within the homeless system. Goal 5, however, required a range of other data from the larger housing sector. As such, the affordable and supportive housing subcommittee partnered with the USC Lusk Center for Real Estate to develop its baseline measures.⁷

Phase 3: Goal Setting Process

Armed with shared definitions of key terms, agreements on data sources, defined metrics, and baseline data, the subcommittees embarked on setting defined target metrics for each of the

⁷ The USC Lusk Center’s baseline data presentation from January 31, 2025 meeting of the LTRHA can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/199858.pdf>

goals. A report to the ECRHA in February⁸ provided preliminary target metrics within each of the five Measure A goals, along with the rationale for their targets, and the conditions that must be met in order for the targets to be reached and the goals to be achieved. With feedback from the ECRHA and recognition of a changing funding landscape on both the state and federal levels, the Leadership Table made adjustments to several goals. These were discussed and approved as amended by the full Leadership Table on March 6th. The goals were then approved and amended by ECRHA on March 14th.

With this report, the ECRHA approves as amended the LTRHA's final recommendations to the ECRHA. These amended goals are recommended by ECRHA for adoption by the Los Angeles County Board of Supervisors in advance of Measure A's April 1 deadline.

Equity

This section of the report summarizes a more extensive report on the recommendations of the equity subcommittee, which is provided as a supplemental memo.

Context

The equity subcommittee of the LTRHA, co-chaired by representatives from the Los Angeles County Chief Executive Office Anti-Racism, Diversity and Inclusion (ARDI) Initiative and the Los Angeles Homeless Services Authority (LAHSA), was tasked with recommending an equity framework and drafting a set of equity metrics to be included in the Measure A Goals the Responsive Regional Homelessness Plan (RHP). In the sections below, the Equity Subcommittee defines equity, highlights the racial and ethnic disparities contributing to homelessness in the County, outlines the equity subcommittee's data findings and equity priorities, and lays out next steps.

Definitions, Values, and Conditions for Success

In order to set metrics, the equity Subcommittee determined how to define equity, and the values and conditions for success necessary to achieve the equity metrics. The subcommittee defined equity as both a process and practice that ensures that one's outcomes in various domains, including health, housing, education, and economic outcomes, are not determined by social and/or physical characteristics. The equity subcommittee proposes adopting equity principles that emphasize fairness and justice, ensuring that all strategies and interventions are

⁸ The February report to ECRHA providing preliminary recommendations can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/200392.pdf>

designed to address the unique needs of those most affected by systemic inequities. These principles prioritize the participation of communities with lived experience in shaping policies, advocate for culturally responsive practices, and commit to dismantling structural barriers through accountable, inclusive, and sustainable approaches to homelessness.

The Equity Subcommittee identified the following overarching conditions for success:

- To reduce homelessness and its disproportionate impact, it is necessary to engage multiple systems beyond Measure A, addressing the root causes and the systemic barriers contributing to housing instability. Holistic prevention is essential to reducing homelessness and reducing disparities
- Improved data collection practices, standardized reporting structures, and incorporating a mixed methods approach to data collection are vital.
- Stakeholders must be fully and authentically engaged, including lived experts and smaller agencies.
- LA County's homeless response system must be balanced and efficient at helping people exit permanent housing fast; inefficiency and imbalance impacts marginalized groups more than others.
- Providers and direct service staff are essential to addressing and reducing homelessness: a well-resourced and well-supported workforce in homeless services is crucial for long-term success. New measures and metrics should be restorative and not punitive to protect.

Data Analysis

Caveats and Considerations: The LTRHA equity subcommittee received disaggregated baseline data for Measure A goals from the data subcommittee of ECRHA on February 21, broken down by race/ethnicity, gender, age, and veteran status. Data showed discrete characteristics (i.e., total population served by race or gender, but not by race and gender); given the short timeframe, the equity subcommittee started with an analysis of race/ethnicity data. The Equity Subcommittee found that Measure A baseline data combines families, transition aged youth, and single adults, which means that raw numbers and percentages count family members as individuals within the dataset. When data are further disaggregated by other demographic variables, and divided by families, single adults, and transition aged youth, there will be a better understanding of population-specific baselines and needs and will enable the LTHRA to set population-specific metrics. Additional analysis and metric refinement will be necessary once we further collect and disaggregate data.

Data Analysis: The equity subcommittee reviewed and analyzed data from two main sources: (1) LAHSA point-in-time count (PIT Count) data and (2) administrative data pulled from County databases. The PIT count data were pulled from the LAHSA website and the administrative

data were provided by the data subcommittee in February 2024. The administrative data included several data tables with racially disaggregated baseline data on participants accessing the homeless services system over five-years (more detail is provided later in this report on the sources of administrative data).

Findings: After reviewing and analyzing these data, the equity subcommittee concluded the following:

- Although Black people are served at rates roughly proportional or higher rates (36% of all service participants in FY 23-24) signifying that the homeless system is serving Black people comparable to their proportion of the homeless count (33%); yet the PIT continues to show roughly the same overrepresentation of Black people experiencing homelessness.
- While Black people make up the largest share of people who exit to permanent housing (42%), they remain housed (i.e., retained) at lower rates (77%) than the overall population in the system (79%) and other racial/ethnic groups, such as Asian (84%) and Hispanic (82%) people who have exited to permanent housing. Like other groups, just 20% of Black people who accessed services exited to permanent housing in FY 23-24, which may relate to the rise of homelessness and continued overrepresentation of Black people in the PIT Count.
- Latinx people are the fastest growing in the PIT population (23,005 in 2020 to 30,948 (43%) in 2024), still below their overall percentage of LA population (48%), and are mostly part of the newly homeless services group (58%)
- Latinx are overall accessing services at lower rates (36%) than their proportion of the homeless population (43%)
- Unsheltered Latinx people are accessing interim housing or permanent housing at a lower rate than their proportion of the homeless population (37% 1b unsheltered to interim housing, 36% 1c to permanent housing) and had among the lowest percentage throughput from unsheltered to permanent housing (only 8%).
- AIAN people are growing in the homeless count (686 in 2020 to 2369 in 2024), though definition has also changed to be more accurate/ inclusive; their share of the homeless population (3%) is roughly proportional to their population in LA County (3%)
- AIAN people are underrepresented in accessing services (2% of accessing services vs. 3% of population), though unsheltered AIAN people are accessing interim housing (2.25%) and permanent housing (2.27%) at slightly lower rates than their proportion of the homeless count (3%).
- Only 73% of AIAN people who enter permanent housing remain in housing within the 2-year period, the lowest percentage amongst groups.

Based on the definitions and values agreed upon, the subcommittee proposed a targeted universalism approach, which asserts that groups experiencing homelessness may require

different strategies to improve overall outcomes and to meet universal goals. To put this framework into practice, the LTRHA equity subcommittee asked, “how do we ensure that all groups meet the universal goals and metrics (set by Measure A and other subcommittees)? How far are different groups from meeting the universal goals and metrics?” The analysis found that the greatest disparities are experienced by particular groups. To meet our universal goals, Measure A implementation must remove or reduce disparities across three areas: population increase (rate of growth), representation in homelessness (rate of homelessness), and differences in access and outcomes in services. These disparities are compounding factors on inequities, meaning when one group experiences higher rate of growth, overrepresentation, and poorer outcomes in the homeless service system, impact is amplified driving an increase in overall homelessness numbers. Thus, looking at all three dimensions to understand disparities and conditions for success for each group is critical.

Equity Subgoals

Given the findings above, in order achieve the universal goals *and* a more equitable system, the Equity Subcommittee has applied the following equity criteria:

- **Equity Criteria A:** Reduce overrepresentation in the homelessness population by 10% by 2030;
- **Equity Criteria B:** Reduce growth in homelessness for critical populations by 2030; and;
- **Equity Criteria C:** Reduce disparities in access, experience, and outcomes by 2030.

With further analysis of the baseline data disaggregated by race/ ethnicity, it became clear that each goal and population has unique differences. However, the equity subcommittee focused on identifying the greatest disparities, and saw that those differences were concentrated for certain groups more than others. It was clear that to meet our universal goals, the subcommittee would need to focus efforts on removing disparities across the three above criteria. Using the equity criteria, the equity subcommittee set equity subgoals recommended for each metric identified by the other LTHRA subcommittees. The equity subcommittee recommended the equity subgoals as additional benchmarks to ensure that impacted groups at the very least meet the universal metrics, and that overall disparities are reduced.

The equity metrics included in the table below, reflects an effort to address the specific disparities identified amongst populations within the goal, contextualize data where disproportionality was identified, mitigate the rapid rate of growth, and set metrics to reduce the disparities. If the homeless services system does not meet the goals for these critical populations, it is less likely to meet the universal goals. The equity subgoals ensure that impacted groups at the very least meet the universal metrics and make progress toward the overall equity criteria.

For Goal 5, the equity subcommittee is offering strategies to be refined into metrics as the work continues to identify baseline equity data for goal 5 and collaborate with LACAHS. The LTRHA recommends that equity and the above strategies for goal 5 are considered by LACAHS in setting their targets and allocating resources.

Next Steps

The Leadership Table recommends the adoption of the proposed equity metrics and targets, represented in the chart below, which will be followed by additional efforts to develop a robust data collection, reporting and analysis infrastructure to track progress. This will involve standardizing demographic data workflows and integrating equity analyses into program evaluations. The subcommittee also recommends the LTRHA and the ECRHA establish a research agenda to address remaining gaps in understanding and responding to the unique needs of disproportionately represented groups. The equity-focused metrics and strategies outlined will guide future efforts to reduce homelessness while addressing the systemic inequities contributing to the problem. Through targeted universalism, a commitment to cultural humility, and sustained investments in community-driven solutions, we can work toward a more equitable and effective homelessness system in Los Angeles County.

Structure and Conditions for Goal Setting

While the subcommittees are each addressing different parts of the response to homelessness, they are all setting goals under a consistent directive to create ambitious goals; this direction is encouraged even if it necessitates significant changes to the homeless system to reach the target metrics within the goals. A December 11 letter from ECRHA Chair Kathryn Barger to the LTRHA articulates this task and encourages the LTRHA “to be bold and propose ambitious goals that aim towards significant system improvements for demonstrable progress for those who are homeless in Los Angeles County.”

This letter also directs subcommittees to report on the rationale for their goals. As such, each goal contains an explanation for how and why the subcommittee arrived at the draft numerical target. Additionally, for each goal, the subcommittee details the conditions and assumptions for success. Without large increases in funding resources, ambitious goals require changes to existing homeless systems in order to be achieved. In some cases, these conditions and assumptions may necessitate advocacy to external partners at the state and federal levels.

Unified Federal and State Advocacy Strategy

Among the conditions and assumptions for success, a unified advocacy strategy is a critical component of reaching these goals to ensure state and federal resources are secured for the region. These funding streams are in a moment of unprecedented uncertainty. State resources for homelessness are a major component of the local homeless response, but these funds largely consist of one-time funding over the last several years. With California facing likely deficits in future years, these funds are far from secure.

Meanwhile at the federal level, the new Administration and Congress have promised to pursue major spending cuts, as well as policy changes that are likely to function as funding cuts for Los Angeles. In late January, the Administration pursued an unprecedented “pause” across a broad range of federal funding, including homelessness funding. While funding was restored, the possibility of future “pauses” must be considered. Maintaining the status quo of state and federal funding will require major coordinated and continuous advocacy between all the entities in the region and should be considered one of the main conditions of reaching the goals set forth in this report.

January Wildfires

The challenges Los Angeles faces will be magnified by the wildfires that devastated Los Angeles County in January and destroyed at least 12,000 structures. Comparable disasters, such as the Maui wildfires in August 2023, led to an 87% increase in homelessness in the subsequent point-in-time count. The wildfires can create a number of pressures that contribute to rising homelessness: 1) More households that have lost their homes and in the immediate aftermath, seek the assistance of the homeless services system; 2) An influx of households seeking short-term accommodations in the rental market, placing downward pressure on an already-constrained housing market,⁹ and 3) Pressure to utilize scarce public funds for homelessness to support higher-income households that have tragically lost their homes but may not otherwise face the risk of homelessness.

⁹ Hennighausen, H, & James, A. (2024). “Catastrophic fires, human displacement, and real estate prices in California.” *Journal of Housing Economics*, 66: December 2024.

Measure A Goals and Recommended Targets

The table on the following page summarizes the metrics and targets developed by the subcommittees for each of the goals—this table is then followed by an additional table which outlines the proposed equity metrics that align with the Measure A goals.

It is important to note that at the LTRHA meeting in early March the membership voted to amend each goal statement to deepen the region’s collective commitment to equity. To do this, the LTRHA recommends that each goal as stated include, “with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities”. This proposal is outlined for each goal in the chart below.

Measure A Goal	2030 Metrics with Numerical Targets
<p>Goal 1:</p> <p>Measure A text: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p>	<ul style="list-style-type: none"> • Metric 1a. Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030. • Metric 1b. Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030. • Metric 1c. Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030.
<p>Goal 2:</p> <p>Measure A: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Reduce the number of people with mental illness and/or substance use disorders who experience homelessness with a focus on addressing gender, ethnic and racial</i></p>	<ul style="list-style-type: none"> • Metric 2a: Reduce by 15% the number of people with SMI alone experiencing homelessness from a baseline of 14,056 in FY 23-24 to a target of 11,978 in 2030. • Metric 2b: Reduce by 10% the number of people with SUD alone experiencing homelessness from a baseline of 8,697 in FY 23-24 to a target of 7,827 in 2030.

<p><i>disproportionality, disparities and inequities.</i></p>	<ul style="list-style-type: none"> ● Metric 2c: Reduce by 10% the number of people with co-occurring SMI and SUD experiencing homelessness from a baseline of 20,446 in FY 23-24 to a target of 18,401 in 2030.
<p>Goal 3:</p> <p>Measure A: Increase the number of people permanently leaving homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Increase the number of people permanently leaving homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p>	<ul style="list-style-type: none"> ● Metric 3a: Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030. ● Metric 3b: Increase by 101% the number of service participants who retain permanent housing, two years after they exit homelessness from a baseline of 10,501 in FY 23-24 to a target of 21,104 in 2030.
<p>Goal 4:</p> <p>Measure A: Prevent people from falling into homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Prevent people from falling into homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p>	<ul style="list-style-type: none"> ● Metric 4a: Reduce the number of people who become newly-homeless by 20% from a baseline of 63,202 in FY 23-24 to a target of 50,561 in 2030
<p>Goal 5:</p> <p>Measure A: Increase the number of affordable housing units in Los Angeles County</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p>	<ul style="list-style-type: none"> ● Metric 5a: Increase by 41%-53% the current level of affordable housing production, from a baseline of 1,700 units in FY 23-24 to a target of 2,400-2,600 units in 2030. ● Metric 5b: Increase by the current level of affordable housing units being preserved, to a total of 420 at-risk units preserved annually.

The table below summarizes equity metrics for each of the goals and submetrics:

Measure A Goal and Subcommittee Metrics	Corresponding Equity Metrics
<p>Goal 1:</p> <p>Measure A text: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p> <ul style="list-style-type: none"> • Metric 1a. Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030. • Metric 1b. Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030. • Metric 1c. Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030. 	<ul style="list-style-type: none"> • Equity Metric 1a. Decrease the rate of growth of Latinx people experiencing unsheltered homelessness from a baseline of 30% by 10 percentage points to 20% in the service data (and reduce rate of growth in Latinx unsheltered point-in-time (32%) also by 10 percentage points). • Equity Metric 1a. Decrease unsheltered point-in-time by 10 percentage points for Black, Latinx, and AIAN people. • Equity Metric 1b. Reduce disparities in access to permanent housing for Black, Latinx, and AIAN people experiencing unsheltered homelessness by 10 percentage points from baselines 11% (Black), 8% (Latinx), 11% (AIAN). • Equity Metric 1c. Reduce disparities in access to interim housing for AIAN people from unsheltered settings by 10 percentage points from baseline of 42% to 52% and for Latinx people from baseline 34% to 44%.
<p>Goal 2:</p> <p>Measure A: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Reduce the number of people with mental illness and/or substance use disorders who experience homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p> <ul style="list-style-type: none"> • Metric 2a: Reduce by 15% the number of people with SMI alone experiencing homelessness from a baseline of 14,056 in FY 	<ul style="list-style-type: none"> • Equity Metric 2a: To reduce disparities, decrease the rate of SMI or SUD (49%), SUD (8%), and co-occurring disorders (26%) by 20% for the American Indian/ Alaska Natives. • Equity Metric 2b: Reduce rate of growth of Latinx people with SUD or SMI (54%) by 10 percentage points, and percentage of Latinx people with co-occurring disorders (17%). • Equity Metric 2c: To reduce inequities, decrease the rate of co-occurring disorders by 5 percentage points from

<p>23-24 to a target of 11,978 in 2030.</p> <ul style="list-style-type: none"> ● Metric 2b: Reduce by 10% the number of people with SUD alone experiencing homelessness from a baseline of 8,697 in FY 23-24 to a target of 7,827 in 2030. ● Metric 2c: Reduce by 10% the number of people with co-occurring SMI and SUD experiencing homelessness from a baseline of 20,446 in FY 23-24 to a target of 18,401 in 2030. 	<p>baseline of 18% to 13% for Black people.</p> <ul style="list-style-type: none"> ● Equity Metric (applies across a, b, and c): Reduce the share of people who experience homelessness and report having these conditions within the point in time demographic surveys for Black, Latinx and AIAN people.
<p>Goal 3:</p> <p>Measure A: Increase the number of people permanently leaving homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Increase the number of people permanently leaving homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p> <ul style="list-style-type: none"> ● Metric 3a: Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030. ● Metric 3b: Increase by 101% the number of service participants who retain permanent housing, two years after they exit homelessness from a baseline of 10,501 in FY 23-24 to a target of 21,104 in 2030. 	<ul style="list-style-type: none"> ● Equity Metric 3a: Reduce rate of growth of Latinx people experiencing homelessness by increasing permanent housing exits by at least 57%. ● Equity Metric 3a: Reduce disproportionality of Black and AIAN people experiencing homelessness by increasing permanent housing exits by 65% for each group. ● Equity Metric 3a: Reduce disparities in outcomes by increasing the percentage of Black and AIAN people who are permanently housed and do not return to homelessness by 10 percentage points, from 73% for AIAN and 77% for Black or African American. ● Equity Metric 3b: Reduce disparities in outcomes by increasing by 91% the number of service participants who retain permanent housing, 5- and 10- years after they exit homelessness for Black or African American, Hispanic or Latino, and American Indian Alaska Native by 2030.
<p>Goal 4:</p> <p>Measure A: Prevent people from falling into homelessness</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Prevent people from falling into homelessness</i></p>	<ul style="list-style-type: none"> ● Equity Metric 4a: Decrease disproportionality of newly-homeless Black or African American individuals by 30% from a baseline of 35% by 2030. ● Equity Metric 4a: Decrease the disparity in the rate of growth of newly homeless

<p><i>with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p> <ul style="list-style-type: none"> ● Metric 4a: Reduce the number of people who become newly-homeless by 20% from a baseline of 63,202 in FY 23-24 to a target of 50,561 in 2030 	<p>Black (9%)and Latinx (21%) people by 7 percentage points each.</p> <ul style="list-style-type: none"> ● Equity Metric 4a: Reduce the overall share of homelessness within in the point-in-time count by 20% for Black or African American, Hispanic or Latino, and American Indian Alaska Native by 2030.
<p>Goal 5:</p> <p>Measure A: Increase the number of affordable housing units in Los Angeles County</p> <p>Proposed Goal Statement Adjustment:</p> <p><i>Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i></p> <ul style="list-style-type: none"> ● Metric 5a: Increase by 41%-53% the current level of affordable housing production, from a baseline of 1,700 units in FY 23-24 to a target of 2,400-2,600 units in 2030. ● Metric 5b: Increase by the current level of affordable housing units being preserved, to a total of 420 at-risk units preserved annually. 	<ul style="list-style-type: none"> ● Equity Strategies (see equity section for more information on why “strategies” are provided here: ● Increase outreach to people experiencing homelessness earning 30% or below the Area Median Income (AMI) and severely cost burdened renter households in LA County for affordable units. ● Increase retention of Black people in Permanent Supportive Housing by targeting legacy permanent supportive buildings for preservation. ● Reduce disparities in access to high opportunity neighborhoods and increasing investment into under-resourced communities through affordable housing development. ● Increase enforcement of source of income protections to reduce discrimination in the housing market. ● Increase Flexible Housing Subsidy Pool vouchers to increase access for undocumented and documented households. ● Explore small area Fair Market Rate (FMR) to increase equity in voucher amounts. ● Use master leasing strategy to reduce challenges for people with criminal background or poor credit.

	<ul style="list-style-type: none"> • Conduct outreach to groups with the highest rates of homelessness to access vouchers. • Reduce disparities in homeownership by using vouchers for homeownership through the Housing Choice Voucher Program.
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Goal 1: Increase the Number of People Moving from Encampments into Permanent Housing to Reduce Unsheltered Homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

As detailed in the October midpoint report, the subcommittee established the following metric:

- **Metric 1a.** Decrease by xx% the number of people experiencing unsheltered homelessness.
- **Metric 1b.** Increase by xx% the number of people moving into permanent housing from unsheltered settings.
- **Metric 1c.** Increase by xx% the rate of people moving into interim housing from unsheltered settings.

This metric is intended to be measured using a combination of point-in-time (PIT) count data, as well as administrative data from the Homeless Management Information System (HMIS), administered by the Los Angeles Homeless Services Authority (LAHSA), as well as the Comprehensive Health Accompaniment and Management Platform (CHAMP), administered by the Department of Health Services.

Baseline Data

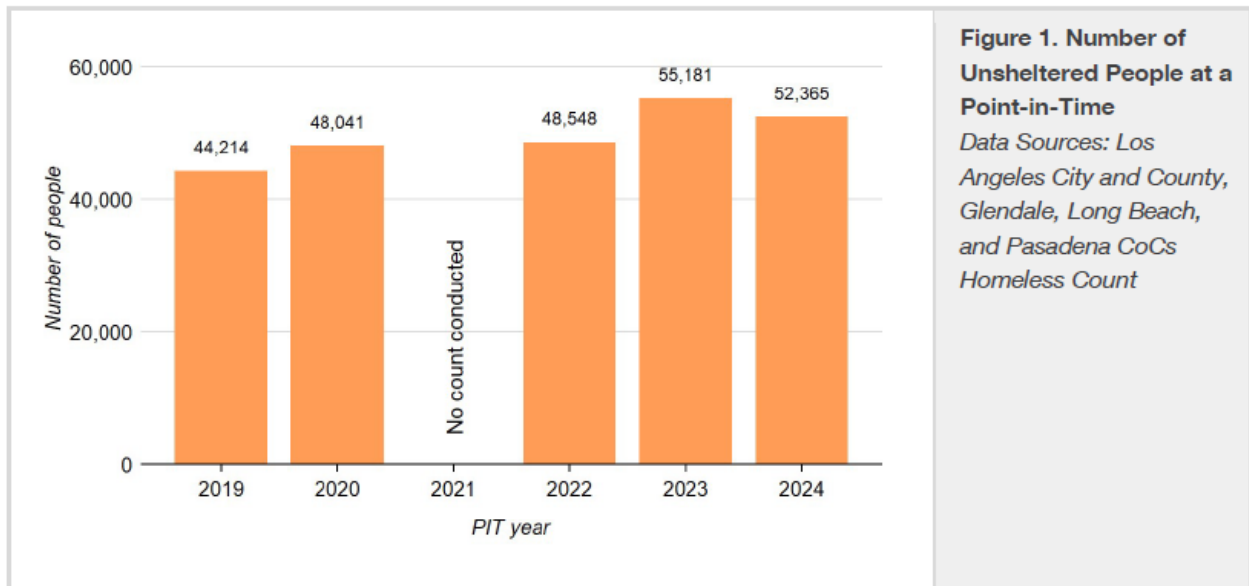
To develop goal numbers, the Data Subcommittee established three baseline numbers for this goal:

- Baseline 1a. Number of unsheltered people at a point-in-time, and count of service participants who experienced unsheltered homelessness during the 2023-2024 fiscal year: **52,365 people and 66,918 people, respectively**
- Baseline 1b. The number of unsheltered service participants who exited to permanent housing: **5,937 people**
- Baseline 1c. The number and rate of unsheltered service participants who accessed interim housing: **34% of participants**

Baseline 1a.

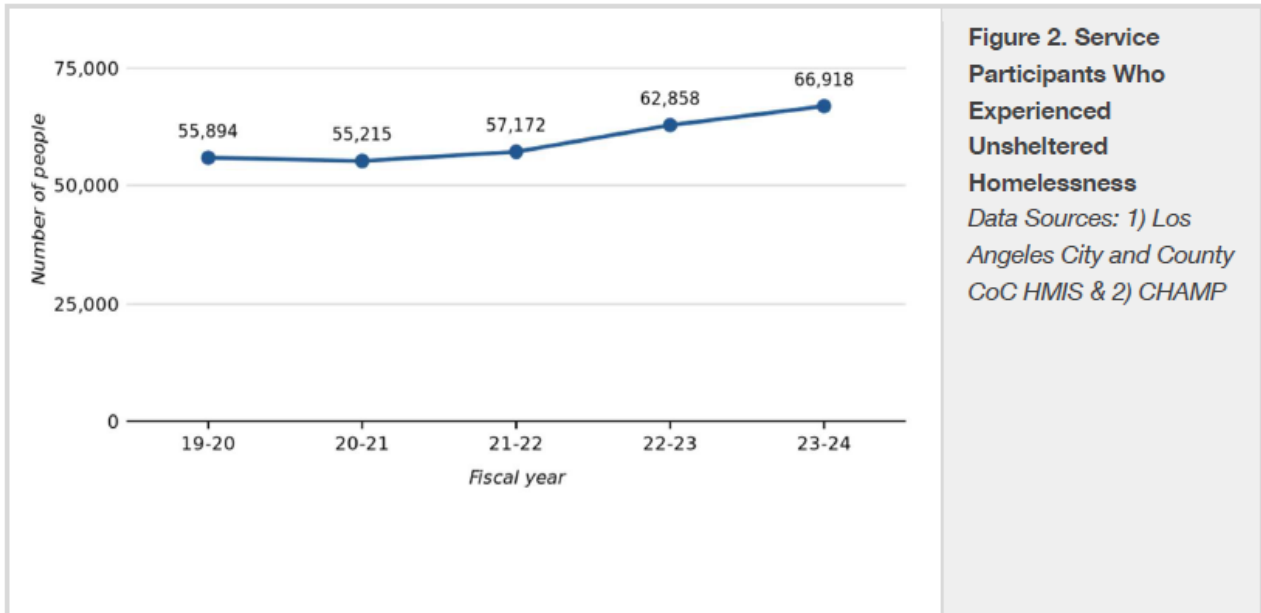
Count of Persons Who Experienced Unsheltered Homelessness During the 2023-2024 Fiscal Year

For baseline 1a., the Data Subcommittee established two separate numbers to measure unsheltered homelessness—one through the Point-in-Time (PIT) Count, which counted 52,365 people living unsheltered in Los Angeles County, according to the 2024 Greater Los Angeles Homelessness Count. This number is intended to serve as a baseline for measuring the visibility and presence of unsheltered homelessness at a single point in time. See figure 1 below¹⁰ for PIT Count figures for unsheltered homelessness.



¹⁰ Figures and charts for Goals 1-4 are drawn from the Data Subcommittee's January 24th report to the ECRHA. Figures and charts for Goal 5 are drawn from the USC Lusk Center for Real Estate's January 31st report to the LTRHA.

The data subcommittee also established a separate figure of 66,918 service participants who experienced unsheltered homelessness over the course of FY 23-24. This number does not reflect a single point in time, but rather a dynamic population changing over the course of the year. See below for Figure 2, which shows this number over the last five years; the data subcommittee found this number rose by 5% on average year-over-year. This baseline is rooted in measuring the delivery of services to people experiencing homelessness and serves as a critical connection to Metrics 1b and 1c, which measure how effective Los Angeles' systems are at serving people who are experiencing unsheltered homelessness over the course of the year.



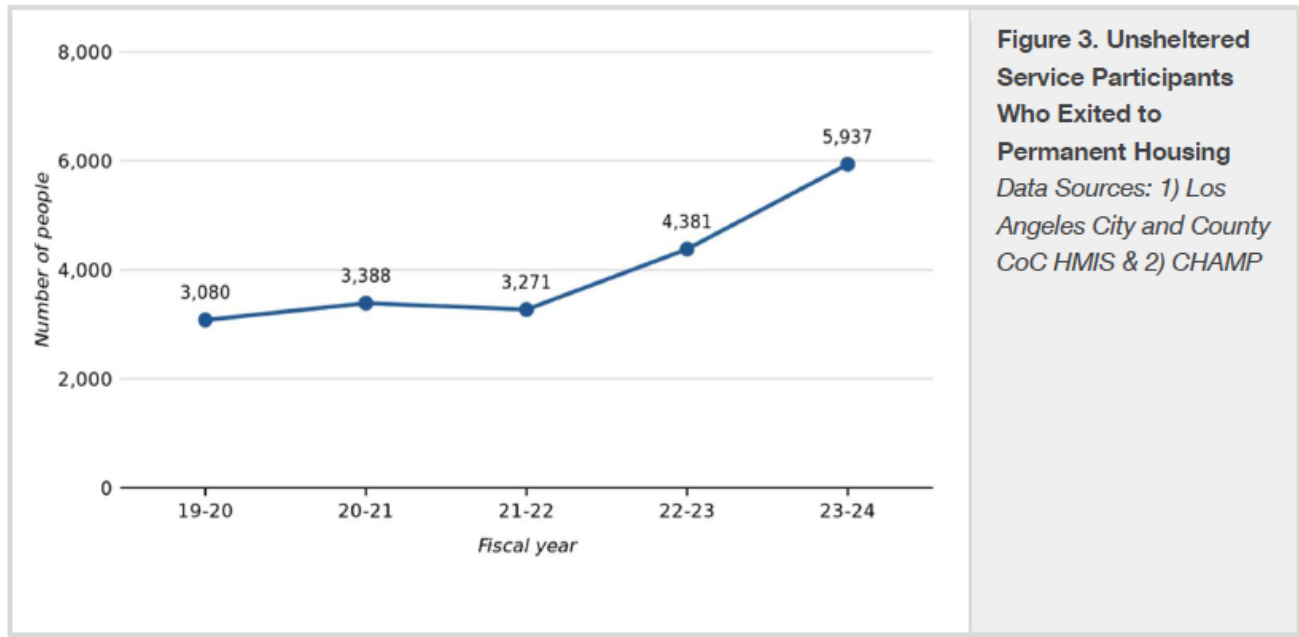
It is critical to note that the number of people experiencing unsheltered homelessness does not represent the entire population of people experiencing homelessness, as thousands more people continue to reside in interim settings. According to administrative data, approximately 112,026 people experiencing homelessness accessed services over the course of FY 23-24, including both sheltered and unsheltered people.

The number of 66,918 unsheltered people accessing services represented only about 60% of the total number of people experiencing homelessness accessing services over the course of the entire fiscal year. These numbers do not account for those that experience homelessness and do not access services or resolve their homelessness without accessing any services, meaning the true number of people who experienced homelessness for any period of time during FY 23-24 was in excess of 112,026 people.

Baseline 1b.

The Number of Unsheltered Service Participants Who Exited to Permanent Housing

For Baseline 1b., the data subcommittee established that there were 5,937 service participants who were unsheltered that exited homelessness to permanent housing in FY 23-24. See Figure 3 below.

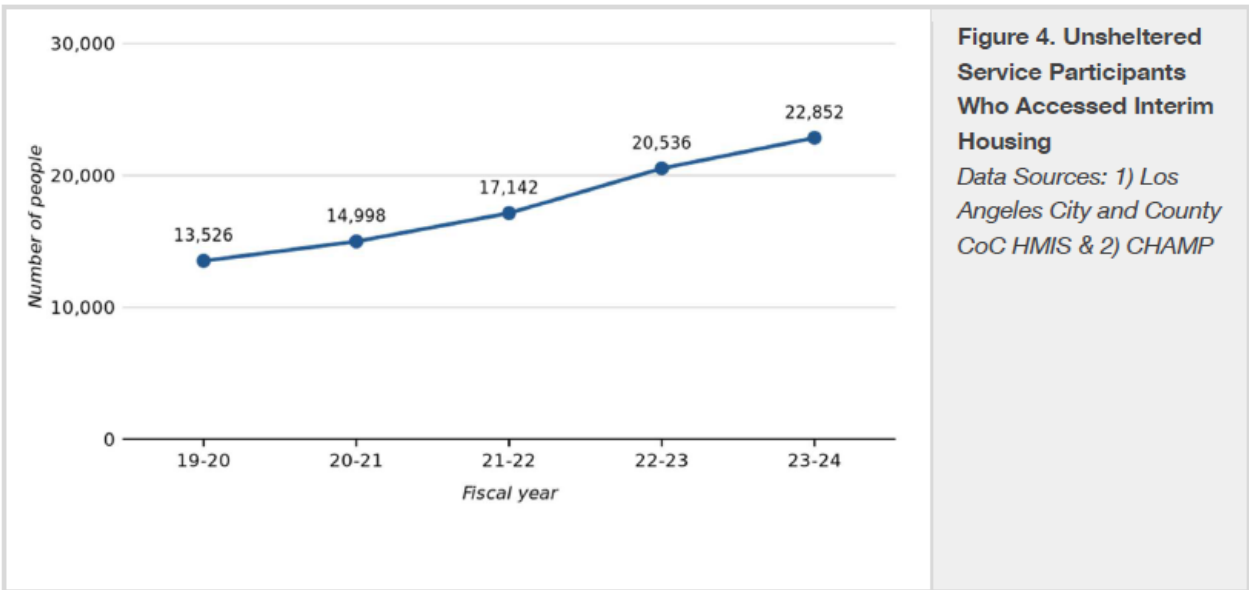


Baseline 1c.

The Number and Rate of Unsheltered Service Participants Who Accessed Interim Housing

For Baseline 1c., the data subcommittee established that 22,852 service participants who were unsheltered accessed interim housing in FY 23-24 (see Figure 4 on the following page). This represents 34% of all unsheltered service participants—this number has increased by 69% over the last five years, reflecting increased alignment and urgency to add new interim settings to address unsheltered homelessness:





Target Metrics and Milestones Summary

Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness

End of 2030 Metrics

- **Metric 1a. Decrease by 30%** the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in FY 23-24.
- **Metric 1b. Increase by 80%** the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030.
- **Metric 1c. Increase by 32%** the rate of people moving into interim housing from unsheltered settings from a baseline of 34% of unsheltered people in FY 23-24 to a target of 45% in 2030.

Annual Milestones

Metric 1a: Reduce the Number of Unsheltered People by 30%

Year	% Change from Baseline	Annual Unsheltered Number
Baseline	0%	52,365
July 1, 2025–June 30, 2026	-6%	49,609

July 1, 2026-June 30, 2027	-11%	46,652
July 1, 2027-June 30, 2028	-16%	43,796
July 1, 2028-June 30, 2029	-22%	40,939
July 1, 2029-June 30, 2030	-27%	38,084
Full Year Ending December 31, 2030	-30%	36,656

Metric 1b: Increase the Number of Unsheltered People Placed in Permanent Housing by 80%

Year	% Change from Baseline	Annual Unsheltered People Placed in PH
Baseline	0%	5,937
July 1, 2025-June 30, 2026	+15%	6,801
July 1, 2026-June 30, 2027	+29%	7,664
July 1, 2027-June 30, 2028	+44%	8,528
July 1, 2028-June 30, 2029	+58%	9,391
July 1, 2029-June 30, 2030	+73%	10,255
Full Year Ending December 31, 2030	+80%	10,687

Metric 1c: Increase the Rate of Interim Housing Placements of Unsheltered People by 32%

Year	% Change from Baseline	Annual Rate of Unsheltered Placed in IH
Baseline	0%	34%
July 1, 2025-June 30, 2026	+6%	36%
July 1, 2026-June 30, 2027	+12%	38%
July 1, 2027-June 30, 2028	+17%	40%
July 1, 2028-June 30, 2029	+23%	42%
July 1, 2029-June 30, 2030	+29%	44%

Full Year Ending December 31, 2030	+32%	45%
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Rationale

The homeless response subcommittee developed the above target metrics with three primary factors driving their rationale. First, the subcommittee noted the region has seen unprecedented alignment across the homeless system and across regional partners around addressing unsheltered homelessness—should this alignment continue, it may contribute to continued rapid growth in the number of people moving out of unsheltered homelessness and into both interim and permanent housing. The second major factor informing their rationale is that, because this alignment around unsheltered homelessness is a recent phenomena, the number of people moving from unsheltered homelessness into housing is relatively low, with only 9% of unsheltered service participants moving into permanent housing—this leaves considerable room for growth as system alignment efforts continue.

Finally, these goals were also informed by Goals 2, 3, 4, and 5, all of which lend component parts to an overall reduction in unsheltered homelessness. With Goal 2 reflecting a proposed 57% increase in housing placements (informed by the housing production goals in Goal 5) and Goal 4 reflecting a 20% decrease in inflow, the homeless response subcommittee believes a 30% reduction in unsheltered homelessness is attainable.

Conditions and Assumptions for Success

For the targets in Goal 1 to be reached, the subcommittee identified four conditions that are vital components of success for this particular goal, although they noted the conditions across Goals 1, 2, and 3 are all interrelated to each of the goals. These conditions are:

- ◀
Significant Progress Must Be Made on Other Goals: Unlike other goals, an overall reduction in unsheltered homelessness represents a cumulative goal that would reflect progress in other goals that make up component parts of understanding overall homeless numbers, namely, inflow into homelessness and outflow into permanent housing. To reach goals on reducing unsheltered homelessness, the region must increase permanent housing placements as *well as* significantly curtail inflow into homelessness. In recent years, while permanent housing placements have scaled up significantly, inflow has also accelerated, meaning these gains have not resulted in reductions in overall unsheltered homelessness.
- Reconfiguration of Pathways into Permanent Housing:** In examining goals 1, 2, and 3 working in concert with each other, Los Angeles will need to significantly reconfigure

current pathways into permanent housing to achieve these goals. Two potential pathways into permanent housing must increase significantly, with far greater movement needed from interim housing into permanent housing, or far greater movement from unsheltered settings into permanent housing than is currently the case in the region. Significant system realignments may be needed to realize these changing pathways into permanent housing.

- **The Region Must Produce More Housing, and it Must Be Accessible to Unsheltered People:** The Los Angeles region must continue to increase the production of affordable housing, in alignment with the targets laid out in Goal 5. In addition, a significant portion of these affordable units must be available to people experiencing unsheltered homelessness. In general, people experiencing homelessness have incomes below 30% of Area Median Income (AMI). Alignment between the Los Angeles County Affordable Housing Solutions Agency (LACAHS) will be critical, therefore, to reach goals around moving more individuals out of unsheltered homelessness and into permanent housing,
- **Increasing Interim Housing Must Continue Beyond Emergencies:** In order to continue making progress moving people from unsheltered homelessness into interim housing, the region must continue to secure additional resources to fund further expansion of interim housing. This is all the more critical given the possibility of increasing bed rates paid to service providers to match the true cost of providing services. Without additional funding for interim housing, rising bed rates will reduce the overall number of beds.
- **Advocacy to Maintain Federal Funding Must Continue:** As demonstrated by a temporary freeze in federal funding resulting from the White House Office of Management and Budget's (OMB) Memo M-25-13 in late January, federal funding for homelessness and housing programs is far from assured. The Los Angeles region must advocate to federal partners both to continue funding for key programs, as well as forestall federal policy changes that would effectively function as cuts for communities like Los Angeles.
- **New Data Tools Should Be Used to Track Outcomes:** New data tools, such as the Encampment Module available through HMIS, will allow new insight into unsheltered homelessness. These insights must be applied to more effectively move people out of unsheltered homelessness.

Goal 2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The subcommittee spent significant time defining the data sources and definitions of serious mental illness and substance use disorder¹¹ during phase 1. Moreover, the subcommittee agreed to split goal 2 into separate metrics for serious mental illness (SMI) and long-term substance use disorder (SUD), in recognition that while a significant portion of the population may experience both of these conditions, many experience only one, and these conditions necessitate different interventions and services. As such, the subcommittee proposed the following metrics:

- **Metric 2a:** Reduce by xx% the number of people with SMI alone experiencing homelessness.
- **Metric 2b:** Reduce by xx% the number of people with SUD alone experiencing homelessness.
- **Metric 2c:** Reduce by xx% the number of people with co-occurring SMI and SUD experiencing homelessness.

Baseline Data

The data subcommittee established the following baselines:

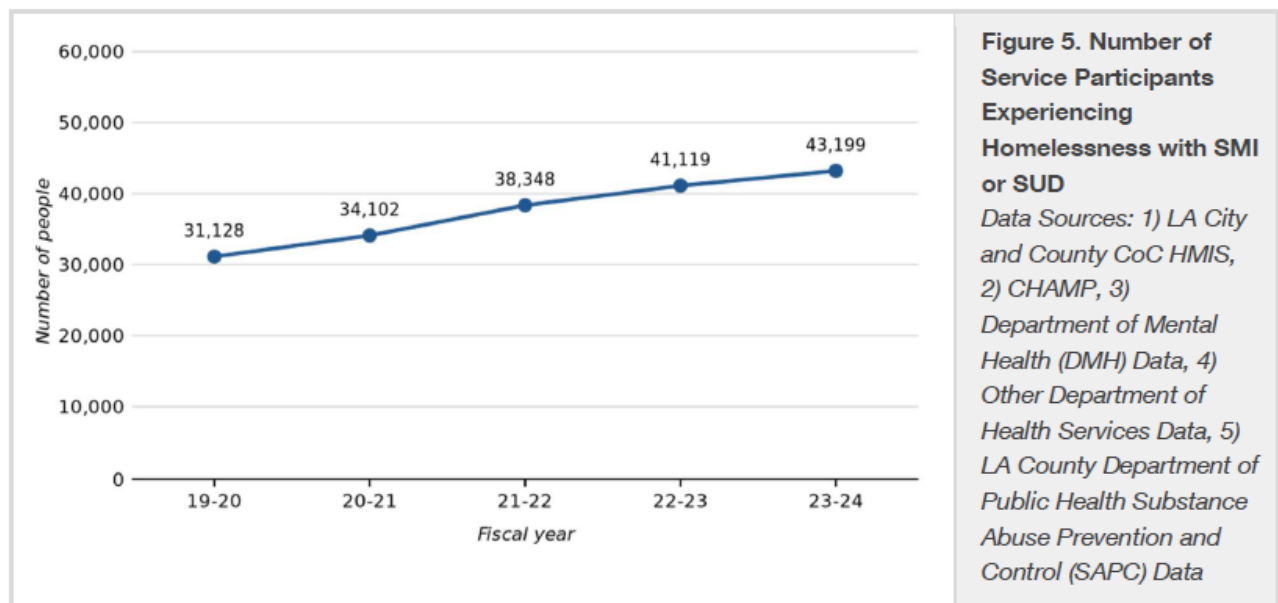
- **Baseline 2a:** Number of people experiencing homelessness with SMI only in FY 23-24: **14,056 people**

¹¹ The following definitions were agreed upon by the subcommittee:

- Substance use disorder (SUD): Mental and behavioral disorders due to psychoactive substance use (excluding nicotine dependence).
- Serious mental illness (SMI): A person with bipolar disorder, episodic mood disorder, major depressive disorder, manic episode, other psychotic or delusional, schizophrenic disorder. Note that PTSD is not included in the SMI metric, but is reported separately.

- **Baseline 2b:** Number of people experiencing homelessness with SUD only in FY 23-24: **8,697 people**
- **Baseline 2c:** Number of people experiencing homelessness with both SMI and SUD in FY 23-24: **20,446 people**
- **Baseline 2d:** Number of people experiencing homelessness with SMI or SUD in FY 23-24: **43,199 people**

Figure 5 below displays the number of people with either SMI or SUD (the most inclusive measure) from FY 19-20 to FY 23-24, which reached a total of 43,199 individuals in FY 23-24. This number increased annually by 9% on average over the five-year period, closely mirroring the overall increases in the homeless population.



The figure below disaggregates this data by individuals in service data with only one of the conditions, as well as those reporting both conditions:



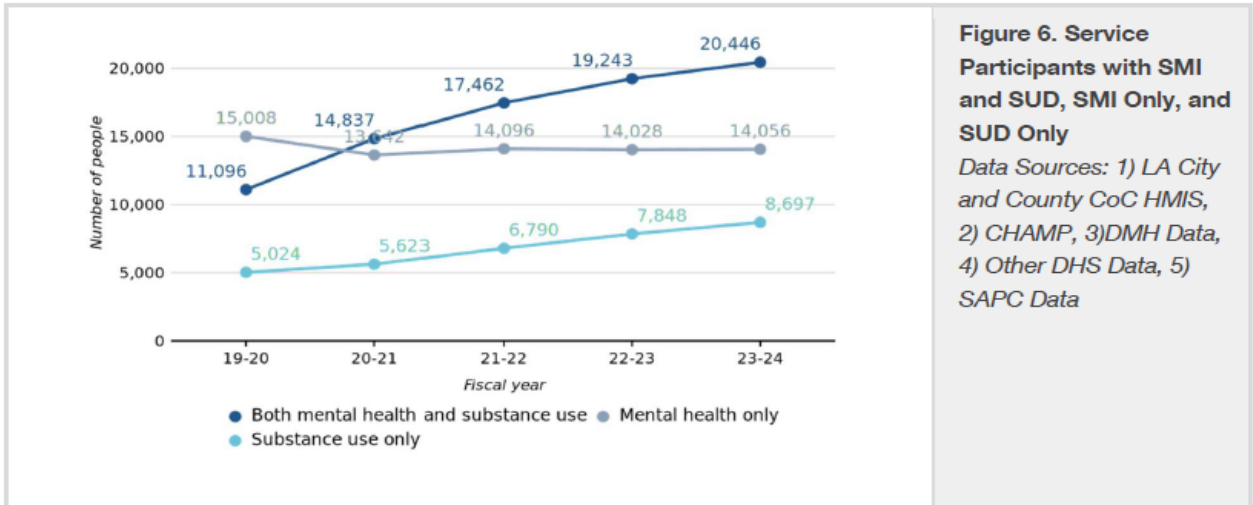


Figure 6. Service Participants with SMI and SUD, SMI Only, and SUD Only
Data Sources: 1) LA City and County CoC HMIS, 2) CHAMP, 3)DMH Data, 4) Other DHS Data, 5) SAPC Data

Figure 6 above also demonstrates that increases in SUD reporting are generating the rise in the overall population reporting one or both conditions. While this could be a result of increasing prevalence of substance use disorders, it requires further investigation; this may be a result of a number of other factors, including changes in reporting related to Medicaid billing, better survey instruments and increasing data quality, and other factors.

Target Metrics and Milestones Summary

Goal 2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness

End of 2030 Metrics

- **Metric 2a. Reduce by 15%** the number of people with SMI only experiencing homelessness, from a baseline of 14,056 in FY 23-24 to a target of 11,978 people in 2030.
- **Metric 2b. Reduce by 10%** the number of people with SUD only experiencing homelessness, from a baseline of 8,697 in FY 23-24 to a target of 7,827 people in 2030.
- **Metric 2c. Reduce by 10%** the number of people with co-occurring SMI and SUD experiencing homelessness, from a baseline of 20,446 in FY 23-24 to a target of 18,401 people in 2030.

Annual Milestones

Metric 2a: Reduce the Number of People with SMI Only by 15%

Year	% Change from Baseline	Annual Number of People with
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		SMI Only
Baseline	0%	14,056
July 1, 2025-June 30, 2026	-3%	13,673
July 1, 2026-June 30, 2027	-5%	13,289
July 1, 2027-June 30, 2028	-8%	12,906
July 1, 2028-June 30, 2029	-11%	12,523
July 1, 2029-June 30, 2030	-14%	12,139
Full Year Ending December 31, 2030	-15%	11,948

Metric 2b: Reduce the Number of People with SUD Only by 10%

Year	% Change from Baseline	Annual Number of People with SUD Only
Baseline	0%	8,697
July 1, 2025-June 30, 2026	-2%	8,539
July 1, 2026-June 30, 2027	-4%	8,381
July 1, 2027-June 30, 2028	-5%	8,223
July 1, 2028-June 30, 2029	-7%	8,064
July 1, 2029-June 30, 2030	-9%	7,906
Full Year Ending December 31, 2030	-10%	7,827

Metric 2c: Reduce the Number of People with Co-Occurring SMI and SUD by 10%

Year	% Change from Baseline	Annual Number of People with Co-Occurring SMI/SUD
Baseline	0%	20,446
July 1, 2025-June 30, 2026	-2%	20,074
July 1, 2026-June 30, 2027	-4%	19,703
July 1, 2027-June 30, 2028	-5%	19,331
July 1, 2028-June 30, 2029	-7%	18,959
July 1, 2029-June 30, 2030	-9%	18,587
Full Year Ending December 31, 2030	-10%	18,401

Conditions and Assumptions for Success

- **Effective and Robust Services Must Be Available:** As more efforts are made to move unsheltered and sheltered people with SMI and/or SUD into both permanent and interim housing, these sites will be hosting a highly-vulnerable population with complex service needs, including the whole range of behavioral health services. The availability of robust services will be essential both to moving this population into housing and keeping them housed.
- **The Region Must Maximize Leveraging MediCal:** The Los Angeles region's homeless system has increasingly tapped into MediCal to fund key services for people experiencing homelessness including people with behavioral health needs. This funding stream is available through the state's California Advancing and Innovating MediCal (CalAIM) waiver with the federal government. While CalAIM has provided new resources, it is insufficiently accessible to many service providers and the people they serve. The Los Angeles region must lower remaining barriers to accessing CalAIM, and must advocate to the state for changes to reduce administrative complexity for service providers so as to ensure the region is leveraging more MediCal funds.
- **Maximize Utilization of Existing Housing and Shelter:** To reach this goal, the system must continue to make progress on swiftly accessing units at existing PSH and other sites that house and shelter people experiencing homelessness with SMI and SUD, including board and care homes. The system must ensure units and beds in these sites do not remain vacant for long periods of time. While adding new PSH units is critical, Los Angeles must keep a focus on maximizing the utilization of units, along with leveraging board and care facilities, skilled nursing facilities, and other sites.
- **Advocacy to Maintain Federal Funding, Including MediCal Waiver, Must Continue:** As noted in the conditions and assumptions for all goals, federal funding for mental health and substance use disorder treatment services is at risk. The Los Angeles region must advocate to federal partners to continue funding for programs that serve people with SMI and/or SUD, as well as push back on potential federal policy changes that would disincentivize providing these services in an evidence-based manner. Moreover, the region must advocate for the renewal of California's aforementioned Medicaid waiver, which is set to expire at the conclusion of 2026.

Goal 3: Increase the number of people permanently leaving homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The subcommittee spent time deliberating how to both capture exits to permanent housing, but also how to capture housing retention, reflecting the importance of ensuring people experiencing homelessness stay housed after exiting homelessness. This is especially critical from an equity perspective, given prior findings that Black people experiencing homelessness fall back into homelessness at disproportionate rates, including from permanent supportive housing.^{12, 13} Given these dynamics, the subcommittee established the following metrics:

- **Metric 3a:** Increase by xx% the number of service participants who exited homelessness to permanent housing during FY 23-24.
- **Metric 3b:** Increase by xx% the number of service participants who retain permanent housing, two years after they exit homelessness.

Baseline Data

The Ad Hoc Committee on data established two baseline measures:

- **Baseline 3a:** Number of service participants who exited homelessness to permanent housing in FY 23-24: **19,127 people**
- **Baseline 3b:** Number of service participants who exited homelessness in FY 21-22 to permanent housing and did not return to homelessness over subsequent 24 months: **10,501 people retained housing (from 13,379 placements in FY 21-22, a 78% retention rate).**

¹² Los Angeles Homeless Services Authority. (2018). "Report and Recommendations of the Ad Hoc Committee on Black People Experiencing Homelessness." Report found at <https://www.lahsa.org/documents?id=2823-report-and-recommendations-of-the-ad-hoc-committee-on-black-people-experiencing-homelessness.pdf>

¹³ Millburn, N., Edwards, E., Obermark, D., & Rountree, J. California Policy Lab. (2021). "Inequity in the Permanent Supportive Housing System in Los Angeles: Scale, Scope and Reasons for Black Residents' Returns to Homelessness. Report found at <https://capolicylab.org/inequity-in-the-psh-system-in-los-angeles/>

The first baseline number is 19,127 permanent housing placements in FY 23-24. This reflects a variety of housing placements, including placements into supportive housing, placements into market rate housing supported by rental subsidies, reconnection with family and friends, and a range of other interventions. See Figure 7 below, which reflects the FY 23-24 permanent housing placements, along with a five-year trend reflecting a 9% annual average increase in housing placements including a 26% jump from FY 22-23 to FY 23-24.

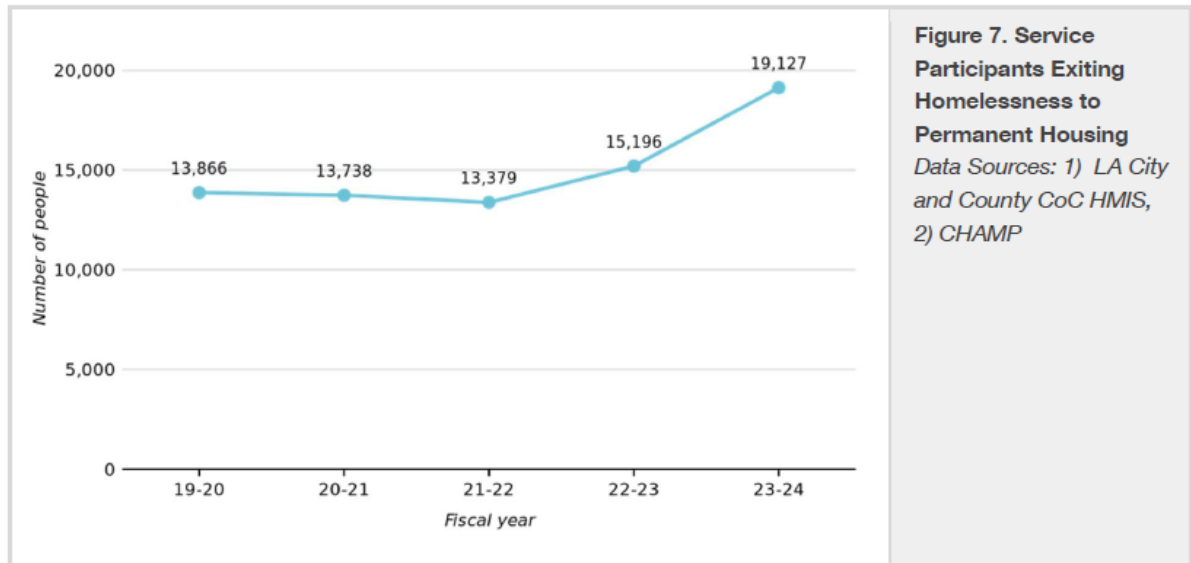


Figure 7. Service Participants Exiting Homelessness to Permanent Housing
Data Sources: 1) LA City and County CoC HMIS, 2) CHAMP

Why is this number different from what I’m used to seeing?

This number differs from the oft-cited figures of over 20,000 annual permanent housing placements that accompany annual homeless count data releases. Those numbers that exceed 20,000 housing placements include other data sources that were not accessed for the purposes of this baseline, such as data reflecting housing placements from the U.S. Department of Veterans Affairs (VA). Additionally, that larger number includes some types of housing placements that are not included here, such as transfers between different types of housing programs.



The next baseline number captures housing placements and how many have been retained one and two years after the initial placement. For example, for FY 21-22, the figure measures how many placements were made in that year (the top line), how many FY 21-22 placements were still in housing in FY 22-23 (the middle line), and how many FY 21-22 placements retained housing two years later, into FY 23-24 (the bottom line). FY 21-22 is the most recent year for which all three figures are available. Figure 8 on the following page charts that while there were 13,379 permanent housing exits in FY 21-22, a total of 10,501 of those people retained permanent housing 24 months later (78%).



Figure 8. Number of Service Participants Who Exited Permanent Housing and Retained it After 24 Months
 Data Sources: 1) LA County and City CoC HMIS, 2) CHAMP

Target Metrics and Milestones Summary

Goal 3: Increase the number of people permanently leaving homelessness

End of 2030 Metrics

- **Metric 3a. Increase by 57%** the number of people exiting homelessness to permanent housing, from a baseline of 19,127 in FY 23-24 to a target of 30,000 people in 2030.
- **Metric 3b. Increase by 101%** the number of people retaining permanent housing after 24 months, from a baseline of 10,501 and 78% retention in FY 23-24 to a target of 21,104 people and a 78% retention rate in 2030.

Annual Milestones

Metric 3a: Increase the Number of Permanent Housing Placements by 57%

Year	% Change from Baseline	Annual Permanent Housing Placements
Baseline	0%	19,127
July 1, 2025-June 30, 2026	+10%	21,109
July 1, 2026-June 30, 2027	+21%	23,092

July 1, 2027-June 30, 2028	+31%	25,074
July 1, 2028-June 30, 2029	+41%	27,056
July 1, 2029-June 30, 2030	+52%	29,038
Full Year Ending December 31, 2030	+57%	30,000

Metric 3b: Increase the Number of People Who Retain Housing Two Years After Placement by 101%

Year	% Change from Baseline	Number Retaining Housing from Two Years Prior
Baseline	0%	10,501
July 1, 2025-June 30, 2026	+42%	14,919
July 1, 2026-June 30, 2027	+42%	14,919
July 1, 2027-June 30, 2028	+57%	16,465
July 1, 2028-June 30, 2029	+72%	18,011
July 1, 2029-June 30, 2030	+86%	19,558
Full Year Ending December 31, 2030	+101%	21,104

Rationale



While a 57% increase in housing placements over the evaluation represents an extremely ambitious goal, the subcommittee noted that recent years have seen increases in housing placements as high as 26% between FY 22-23 and FY 23-24. This has coincided with the availability of housing resources, including new HHH buildings opening their doors, greater availability of time-limited subsidies, and other resources. As these resources continue and more housing comes through the pipeline as a result of new funding sources such as the City of Los Angeles' Measure ULA, Measure A's affordable housing funding administered by LACAHS, and other regional sources such as the San Gabriel Valley Regional Housing Trust fund, more affordable units will be available to leverage.

While these resources must be aligned and in coordination with the goals of the regional homeless response to continue the sharp upward trajectory of housing placements, they gave the subcommittee cause for optimism even as uncertainty remains.

In addition, for housing retention, the committee sought to maintain the two-year retention rate for the last year for which data is available, FY 21-22. Increases in housing retention are assuming the homeless system continues to make the investments needed to maintain a 78% retention rate even as housing placements increase.

Overall, reaching these goals would represent a major shift from the functioning of the existing homeless services system. At present, housing placements are equal to approximately 40% of the unsheltered point-in-time count numbers, which, when taken into account with inflow continuing to exceed housing placements, accounts for the lack of major reductions in homelessness. Under goal 3's targets in concert with goal 4, housing placements would be approximately equivalent to the inflow into homelessness, and would exceed the overall unsheltered point-in-time count. This increase in rehousing capacity, coupled with lower inflow, would represent a major seachange for the Los Angeles system. How to achieve that seachange is articulated below.

Conditions and Assumptions for Success

- **The Region Must Produce More Housing, and it Must Be Accessible to Unsheltered People:** As noted in Goal 1, a significant portion of new affordable units must be available to people experiencing homelessness with the lowest incomes. Continuing work to align LACAHSAs and ECRHAs is essential to reaching goals on placements into permanent housing.
- **Maximize Occupancy in PSH Sites:** As noted in goal 2, to reach this goal, the system must continue to make progress on ensuring units at PSH sites do not remain vacant for long periods of time. While adding new PSH units is critical, Los Angeles must keep a focus on maximizing the utilization of these units.
- **State Funding Must Continue:** State funding serves as a significant buttress to the Los Angeles region's response. Approximately \$380 million was allocated to seven grantees through the most recent round of the Homeless Housing, Assistance and Prevention (HHAP) program administered by the Department of Housing and Community Development (HCD); other allocations from programs such as Homekey, Encampment Resolution Funds (ERF), and a number of population-specific programs administered by the California Department of Social Services (CDSS) make up a significant portion of the region's homelessness budget. However, nearly all of these programs are one-time allocations of funding. The Los Angeles region must advocate forcefully to California policymakers for these investments to continue in future years, and ideally seek to convert programs like HHAP into stable, ongoing investments.
- **Advocacy to Maintain Federal Funding Must Continue:** As with goals 1, 2, 4, and 5, significant federal funding cuts have the potential to curtail both efforts to increase placements into permanent housing by removing sources of funding for that housing.

Federal cuts also have the potential to disrupt efforts to increase retention, as key supportive services are funded through federal Medicaid funds, Continuum of Care (CoC) program funds, and other federal sources. The Los Angeles region must advocate to federal partners both to continue funding for key programs, as well as forestall federal policy changes that would effectively function as cuts for communities like Los Angeles.

- **Alignment with Prevention:** Los Angeles must align its homeless prevention strategies with efforts to increase housing placements. This includes ensuring services are available for older adults who move from unsheltered homelessness back into housing, but may be at risk of returning to homelessness if adequate housing retention and prevention services are not available.

Goal 4: Prevent People from Falling into Homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The prevention subcommittee formalized the following metric for goal 4:

- **Metric 4a:** Reduce the number of people who become newly-homeless by xx%.

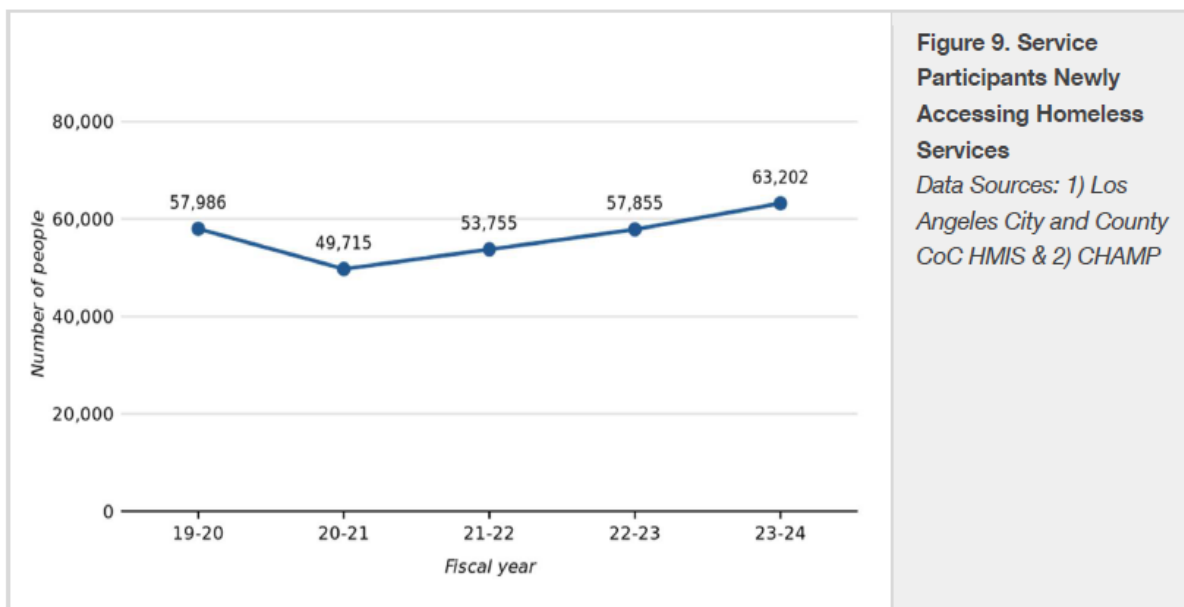
This metric intends to use administrative data from HMIS and CHAMP to measure the number of service participants who are “newly” accessing services, with evidence that this is the first time they have been homeless in 24 months or more.

Baseline Data

The subcommittee established one baseline measure, using the above definition:

- **Baseline 4a:** Number of service participants newly-accessing services in FY 23-24 with evidence that this first time homeless in 24 months or more: **63,202 people**

See Figure 9 below for the five-year trend of this data, which shows a modest 3% year-over-year average increase over the last five years.



For this baseline figure, it is worth noting that over half of all service participants in HMIS and CHAMP are considered “newly homeless,” suggesting a staggering level of inflow to the homeless services system. Moreover, should the trend of a 3% average increase in new enrollees continue year-over-year, the number of new enrollees in five years would be 73,300.

Metrics and Milestones Summary

Goal 4: Prevent People from Falling into Homelessness

End of 2030 Metrics

- **Metric 4a: Decrease by 20%** by the end of 2030 the Number of Service Participants Who Become Newly Homeless (as measured in administrative data), from a Baseline of 63,202 in FY 23-24 to a target of 50,561 people in 2030.
 - The system's efforts to achieve this goal must be guided by the overarching equity principle to reduce the disproportionate number of Black and American Indian Alaska Native and the increasing number of Latino/x people experiencing homelessness. Effective prevention that reduces inflow into homelessness services is a key strategy to counteract the systemic and structural injustices that drive people into homelessness and disparately affect people in these groups. By reducing inflow by 20%, we also aim to actively promote equitable

access to prevention programs and to reduce the number of Black, American Indian Alaska Native and Latino/x people who fall into homelessness.

Annual Milestones

Metric 4a: Decrease by 20% by the end of 2030 the Number of Service Participants Who Become Newly Homeless (as measured in administrative data), from a Baseline of 63,202 in FY 23-24

Year	% Change from Baseline	Annual Inflow Number
Baseline	+0%	63,202
July 1, 2025-June 30, 2026	+5%	66,302
July 1, 2026-June 30, 2027	+2%	64,466
July 1, 2027-June 30, 2028	-11%	56,313
July 1, 2028-June 30, 2029	-15%	54,038
July 1, 2029-June 30, 2030	-18%	51,712
Full Year Ending December 31, 2030	-20%	50,561

Rationale

The subcommittee had a number of considerations that informed the target of a 20% reduction in newly homeless enrollees over the evaluation period, from a baseline of 63,202 to 50,561. One of these is recognition that a 20% reduction is an even more ambitious goal when considering the upward trajectory of these numbers. Were the current trajectory to continue on a track of 3% annual growth, the number of newly-homeless enrollees would reach 73,300 in five years; the target of 50,561 represents a 31% reduction from this number.

Conditions and Assumptions for Success

The subcommittee established a number of conditions and assumptions that must hold in order for the target in goal 4 to be met. The top tier conditions and assumptions were identified as:

- **Prevention Funding and Programs Must Be Targeted and Cater to Those at Greatest Risk, Or They Will Not Reduce Inflow:** A number of assessments of

homeless prevention programs have found that targeting using key risk factors to identify those most likely to fall into homelessness has demonstrable impacts on inflow.¹⁴ Otherwise, funding goes predominantly to households that, though vulnerable, may not have fallen into homelessness without the prevention assistance provided. Evidence-based eligibility criteria include households at 50% Area Median Income (AMI) or below, with one or more additional risk factors (such as a prior history of homelessness, recent discharge from an institution, veteran status, older age, personal trauma, or other factors). If funding is not targeted in this way, or if eligibility criteria limits access to one particular vulnerable group (such as transition-aged youth or older adults, who together make up 12% of people experiencing homeless in Los Angeles) and not the broader at-risk population, homeless prevention dollars are unlikely to reduce inflow into homelessness, as they will not be serving people that would have otherwise become homeless.

Moreover, traditional prevention programs that serve broader swaths of the population often focus on eviction prevention services and rental assistance for leaseholders. A narrow focus only on services for leaseholders, however, leaves out the bulk of people who fall into homelessness; new statewide findings show that only a third of people entering homelessness came from a leaseholding situation, with the majority of people entering homelessness either coming from an informal living arrangement or an institution.¹⁵ Services such as flexible financial assistance that can assist leaseholders and non-leaseholders alike should complement eviction prevention, tenant education, rental assistance, and other services.

As new programs and policies are considered or existing policies are evaluated, people with lived experience of homelessness must be included and centered in program and policy design for homeless prevention efforts to be successful.

- **Prevention Funding Must Align with Equity Goals:** To ensure that prevention programs are reaching those who most need them, these programs must advance and align with shared equity goals, including setting a target for reducing the overrepresentation of groups disproportionately needing homelessness services. This must include active monitoring of who does and does not have access to prevention programs and whether programs remain effective and accessible for the most marginalized groups. This may also include ensuring that prevention funding is accessible to those who are most disproportionately represented among the population experiencing homelessness, such as adults between the ages of 25 to 64, who make up nearly 80% of the population experiencing homelessness in Los Angeles.

¹⁴ Till von Wachter et al., "Evaluation of LA County Prevention Targeting Tool" (California Policy Lab, 2021).

¹⁵ Benioff Homelessness and Housing Initiative, 2023. California Statewide Study of People Experiencing Homelessness.

- **The Region Needs A Prevention System with an Appointed Executive Manager:** Currently, the Los Angeles region deploys a range of prevention strategies across departments and jurisdictions which do not work in concert with each other. The region must appoint an executive level policy leader or manager to align the region’s systems and investments to centralize a “homeless prevention system” across Los Angeles County. This manager would provide operating standards and best practices to ensure consistency, quality, accessibility, and equity across the region.

Six additional conditions and assumptions for success were identified. These include:

- **Eligibility for homelessness service workers:** Many frontline workers and case managers in our homelessness services system are themselves at risk of homelessness. Yet they are often unable to access prevention programs at their employer due to public contract terms that do not allow employees to access funds for clients. System administrators should ensure that employees of service providers who meet the eligibility criteria can access prevention resources from other sources. This will help support a vulnerable population, help retain workers, and strengthen our capacity to provide the high-quality services required for all Measure A goals. Ultimately, the system should address the pay structure for homeless services workers such that compensation reflects liveable wage standards for Los Angeles.
- **Augment Funding:** The 20% inflow reduction goal is dependent both on better alignment of existing resources from cities, the county, state, and federal sources, but also on new resources for targeted homeless prevention. New inflow into the system exceeds available funding to the system, and additional advocacy is needed to obtain the funding needed to scale up prevention resources to meet growing demand.
- **Data:** All Measure A-funded prevention programs must enter program data into HMIS, which is an essential component of knowing whether prevention service participants eventually become homeless in the future. This, in turn, is a prerequisite to effective program evaluation and assessment of whether prevention programs are reaching the right target population.
- **Accessibility:** Prevention programs must be easy to access and visible to the public, in addition to person-centered. Nearly two-thirds of people that were newly-homeless had not sought assistance from public agencies or providers,¹⁶ relying instead on friends and family, highlighting the need for interventions to be highly visible to people who are at risk.
- **Evaluation:** The region must continue to evaluate the impact of prevention programs. The lessons from program evaluation must be applied to scale what works to use prevention dollars as effectively as possible.



¹⁶ Ibid.

- **Service History:** For prevention to be effective and reach its goals, more data should be marshalled to better understand the service history of those who are newly-enrolling in homeless services. This should include a better understanding of other history such as history of incarceration, contact with the child welfare system, and other risk factors.

Goal 5: Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The subcommittee working on this goal established two metrics, each relating to a key component of making housing affordable for people at the lowest incomes. The subcommittee established metrics for production of affordable housing units and preservation of affordable housing. The metrics established are:

- **Metric 5a:** Increase by xx% the production of affordable housing.
- **Metric 5b:** Increase by xx% the preservation of affordable housing units.

Baseline Data

In order to develop goals for affordable housing, the subcommittee worked with the USC Lusk Center for Real Estate to develop estimates of the need for affordable housing in Los Angeles County, along with estimates of the baseline of affordable housing production and access across Los Angeles County.

For the purposes of developing a measure of Los Angeles County's need for affordable housing, the subcommittee developed a measure based on the shortage of housing that is affordable¹⁷ for low-, very-low, extremely-low, and people experiencing homelessness. Taken together, these groups collectively have a shortage of 375,622 units. See table 1 below for this data disaggregated by income levels.

While the overall shortage number continues to be staggering at 375,622, it is worth considering that this topline number may still underemphasize the severity of shortage for

¹⁷ For the purposes of this exercise, the subcommittee defined affordability as meaning a household would pay 30% of their income or less, which aligns with criteria from U.S. Department of Housing and Urban Development (HUD).

those households at 50% AMI and below, for which there is a 578,775 unit shortage. While there is a surplus of units for low-income households at 50-80% AMI, these units are not available or affordable to households that are homeless, extremely low-, or very low-income.

Table 1. Available and Affordable Housing Unit Shortage by Income Levels in Los Angeles County, 2023 Data Source: 2018-2023 American Communities Survey Five-Year Estimates			
Household Type	Number of Households	Number of Available and Affordable Units	Shortage/Surplus
Homeless Households	68,297	0	-68,297
Extremely Low Income (0-30% AMI)	499,688	112,219	-387,469
Very Low Income (30-50% AMI)	301,432	178,423	-123,009
Low Income (50-80% AMI)	400,571	603,723	+203,152
Total	1,269,988	894,365	-375,622

Using this data to measure the overall picture of housing affordability in Los Angeles, USC Lusk also provided baseline data on the production of affordable housing across Los Angeles County:

- **Baseline 5a:** Average number of affordable housing units produced annually across Los Angeles County from FY 19-20 to FY 23-24: **1,700 affordable housing units.**



Table 2 below details the number of affordable units produced¹⁸ each of the last five years Countywide.

Table 2. Number of Affordable Housing Units Completed in Los Angeles County, 2019-2023					
<i>Data Source: California Department of Housing and Community Development Annual Progress Reports</i>					
	2019	2020	2021	2022	2023
ELI/VLI (0-50% AMI)	346	137	659	669	1,653
LI (50-80% AMI)	275	470	938	660	3,583
Total Units, 80% AMI and Below	621	607	1,597	1,329	5,236

- Baseline 5b: Number of units that are at risk and in need of preservation assistance: **9,126 affordable units**

In order to determine the number of affordable housing units that are at highest risk of being lost, either due to expiring affordability covenants or due other financial, operational, or physical risks to the units, the subcommittee looked at the universe of affordable units greater than 10 years old.

The subcommittee used data from the City of Los Angeles Housing Department (LAHD) and the Los Angeles County Development Authority (LACDA) to determine that there are over 38,000 affordable units, 25% of which are Permanent Supportive Housing, which are over 10 years old. The subcommittee assumed that 50% of this older PSH (4,803 units) and 15% of the affordable housing units that are not PSH (4,323 units) will need some form of preservation assistance over the next decade, for a total of 9,126 units in need of assistance. The subcommittee estimated that the cost of preservation is an average of \$125,000 per unit.

- Baseline 5c: Number of units that are currently affordable as a result of "access" strategies such as rental assistance: **86,376 leased housing choice vouchers.**

As a baseline for access, the subcommittee established that there 86,376 leased housing choice vouchers across a range of public housing authorities (PHAs) throughout the region. It is worth noting that the region's PHAs have over 101,151 units *allocated* through the federal voucher program. However, because PHAs in Los Angeles often must pay above fair-market rent (FMR) to secure landlords to lease units to their tenants in a very competitive housing

¹⁸ Production of a housing unit is counted based on the issuance of a certificate of occupancy.

market, PHAs often do not have sufficient federal funding to lease their entire allocated share of vouchers. Despite the 14,775 unit gap between the number of allocated units (101,151) and the number of units that are leased (86,376), most PHAs in the County have spent 100% of their voucher budgets, meaning they cannot fully lease their allotted units without more funding from the federal government to fully utilize their allocation. **While the LTRHA and ECRHA are not recommending a performance metric around access to affordable housing using rental subsidies due to the major uncertainty in the federal funding landscape, advocating for continued and even increased rental subsidies will be essential to meeting goals identified throughout this report.**

Target Metrics and Milestones Summary

Goal 5: Increase the number of affordable housing units within Los Angeles County

End of 2030 Metrics

- **Metric 5a. Increase by 41%-53%** the current level of affordable housing production from a baseline of 1,700 units in FY 23-24 to a target of 2,400-2,600 in 2030.
- **Metric 5b:** Increase the current level of affordable housing units being preserved to **420 units** preserved annually to assure net gains of affordable housing as new production ramps up.

Annual Milestones

Metric 5a: Increase by 41%-53% the current level of affordable housing production from an average baseline figure of 1,700 units per year.

Year	% Change from Baseline	Annual Number of Affordable Units Produced
Baseline	0%	1,700
July 1, 2025-June 30, 2026	+12%	1,900
July 1, 2026-June 30, 2027	+24%-47%	2,100-2,500
July 1, 2027-June 30, 2028	+6%-39%	1,800-2,500
July 1, 2028-June 30, 2029	+11%-28%	2,000-2,300
July 1, 2029-June 30, 2030	+22%-39%	2,200-2,500

Full Year Ending December 31, 2030	+41%-53%	2,400-2,600
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Rationale

The subcommittee had several factors inform their recommendations on goals, with five different avenues of housing production making up the overall production goal:


- *Current Production:* The subcommittee assumed that current local resources would continue to make up a portion of affordable housing production
- *Gap Fill:* The subcommittee assumed and recommends that a portion of Measure A dollars be made available through a “Fast Track Housing Fund” to provide financial support to projects already in construction that have a funding gap.
- *Accelerate:* The subcommittee noted a significant number of projects that are currently far along in the development pipeline and “shovel ready” but have not yet begun construction, where a small Measure A investment could move them into the construction phase and accelerate their progress.
- *Acquisition:* As another lower-cost mechanism to accelerate production, the subcommittee recommends that a portion of Measure A funds be utilized for acquiring and converting existing buildings into affordable housing, and has projected a portion of these units as part of their production goal.
- *Innovation:* Finally, the subcommittee’s recommended goal for production includes a portion of units stemming from investments that produce housing units at greater speeds and lower costs.

On the preservation side, the subcommittee also discussed a growing number of affordable and supportive housing projects that have significant deferred maintenance and are at risk of being lost. The subcommittee estimated that \$52 million annually would be sufficient preservation investment to ensure that any losses of units do not slow progress of adding net new affordable units.

Finally, on rental subsidies in the housing system, the subcommittee noted that while adding thousands of new vouchers will be politically challenging, there may be other ways to increase the number of vouchers available by advocating for funding to increase PHAs budget authority, which is discussed further in the section below. This work remains essential to meeting goals throughout the homeless system and strong advocacy here must continue despite the federal budget uncertainty.

Conditions and Assumptions for Success

The subcommittee identified 11 key conditions and assumptions that should be considered as critical factors in Los Angeles hitting the targets proposed here:

- 
- **Resources from Federal, State, and Local Sources Must Stay Steady:** The goals outlined in this section assume that resources from the federal, state, and other local governments remain steady in future years. However, as the recent “freeze” of federal grants demonstrated, this outcome is far from certain and threatens to derail these goals, both by removing key sources of funding for affordable housing, while also adding to the level of need for low-income people that rely on federal support for nutrition assistance, rental assistance, healthcare, and other safety net programs.
 - **Innovation Must Play a Role in Bringing Down Costs, Diversifying Financing:** With costs of developing affordable and supportive housing continuing to rise, the region must seek ways to control and lower costs, including exploring innovations in construction and financing projects. Innovations such as bulk purchasing of construction materials, more use of acquisition as a strategy to add units, and other considerations should be explored. Other innovations can help reduce reliance on federal tax credit funding for housing production.
 - **Increasing Federal Budget Authority Can Increase Vouchers in Circulation:** As noted above, a number of PHAs across the region have vouchers that go unused not because they cannot find landlords to accept them, but because they have insufficient funding allocated from the federal government to support their full allocation of vouchers. In a competitive market such as Los Angeles, the full cost of providing rents and landlord incentives, along with the cost of providing rental subsidies to people experiencing homelessness, who often have deeply low incomes at or below 15% AMI, means that PHAs are spending more than their allotted per voucher amount from the federal government. This allows PHAs to lease up their vouchers, but ultimately shrinks the overall number of vouchers they can utilize. Advocacy to the federal government should include a concerted effort to increase PHA’s budget authority, which could effectively add 15,000 vouchers across the region.
 - **Housing Funding Should Be Allocated According to Gaps in Production:** In order for new affordable housing to reduce homelessness and reduce the number of people in acute crisis, new housing must target the income levels with the greatest production gaps. For example, USC data shows an excess of units being produced for people at 50-80% AMI and 80-120% AMI, while there is a severe shortage of housing for people at 30% AMI and below. To make immediate impacts in the lowest income populations, housing must be targeted at that income level.
 - **Measure A Can Be Sole Source or Leveraged:** Traditional affordable housing development requires a range of financing sources to be cobbled together, which can add time (and overall cost) to a project. Measure A can be used this way, which allows leveraging of other federal and state sources. But it may be appropriate at times for Measure A to make larger investments in an affordable housing project as the sole source of financing—thus reducing complexity and time and delivering units faster.

- **LACAHSA Can Issue Bonds, and Increase Leverage:** As an entity that can issue bonds, LACAHSA can use Measure A funds to issue bonds, and leverage further dollars to increase production.
- **Production Alone Will Not Close the Gap:** With an overall shortfall of 375,000 units, housing production alone will not meet the need. The region must consider other lower-cost strategies to complement production, including rental subsidies, master leasing, and acquisition, among others.
- **Focus on Shovel Ready Projects:** Building new affordable housing can be a lengthy process, including as new programs for new funding sources such as Measure A take additional time to seek input from the community, develop funding guidelines, and issue requests for proposals (RFP). A focus on funding projects that are “shovel ready” and further along in the development process will allow Los Angeles to see new affordable units become available faster.

Key System and Policy Changes for Regional Leadership to Move Forward

As noted in the goal sections above, there are a number of conditions that must be met in order to ensure the targets recommended in this report are reached. Some of these depend on external actors, like state and federal government partners. However, a number of these conditions entail actions that regional partners can take. The ECRHA and the LTRHA members should utilize the Measure A Regional Homeless plan and move forward all local actions identified in this report, including:

- **Ensure new affordable housing can be accessed by the homeless response system:** All three policy subcommittees identified this as a need—to align eligibility in the Los Angeles region’s increasing investments in affordable housing with the targets and populations that need to be served to reduce homelessness and increase housing placements from the homeless system.
- **Invest in robust services for those with behavioral health conditions:** As the region seeks to house more people with SMI and/or SUD, more supportive services will need to be available to support these individuals in housing and to ensure they do not fall back into homelessness at high rates.
- **Appoint a homeless prevention lead to align systems and resources:** As noted in Goal 4, a range of different systems have small homeless prevention programs, but they lack coordination. In some cases, these programs also do not target people with the greatest risk of entering homelessness. Regional leaders should appoint a



prevention system lead to align these programs and ensure targeted homeless prevention contributes to the goal of reducing inflow.

- **Focus on affordable housing innovations:** As the section on Goal 5 notes, high costs of producing affordable housing are a barrier to reaching these goals. Regional leaders should move forward with innovations like bulk purchasing of construction materials, innovative financing models, acquisition strategies, and other ways to bring down costs and deliver more units.
- **Align on advocacy:** A number of factors are outside the control of local actors. What local actors can do, however, is move in lockstep and align around a coordinated, tightly-focused advocacy strategy to state and federal partners.

Appendixes

Appendix A. Leadership Table Subcommittee Rosters

Homeless Prevention Subcommittee	
Name	Entity Represented
Dr. Jackie Contreras, Co-Chair	Los Angeles County Department of Public Social Services
Jose Osuna, Co-Chair	Brilliant Corners
Celina Alvarez	Housing Works
Onnig Bulanikian	City of Glendale
Bill Huang	City of Pasadena
Alison King	City of Long Beach
Maria Salinas	Los Angeles Area Chamber of Commerce
Brandon Scoggan	Valley Oasis
Janey Rountree	California Policy Lab
Jim Zenner	U.S. Department of Veterans Affairs

Homeless Response Subcommittee and Subgroups	
Name	Entity Represented
Dr. Va Lecia Adams Kellum, Co-Chair	LAHSA

Maria Funk	LA County Department of Mental Health
George W. Greene	Hospital Association of Southern California
Craig Joyce	LA Metro
Sarah Mahin	Housing for Health–LA County Department of Health Services
Janice Martin	
Saba Mwine	LAHSA
Andy Perry	LA County CIO
Janey Rountree	California Policy Labs
Brandon Scoggan	Valley Oasis
Max Stevens	LA County CIO
Grant Sunoo	Little Tokyo Service Center
Stephanie Wiggins	LA Metro
Jim Zenner	U.S. Department of Veterans Affairs
Reducing Homelessness for SMI/SUD Subgroup	
Dr. Va Lecia Adams Kellum	LAHSA
Sarah Dusseault	
David Allen Green	SEIU 721
Maria Funk	LA County Department of Mental Health
La Tina Jackson	LA County Department of Mental Health
Stephanie Klasky Gamer	LA Family Housing
Yamira Lima	
Sarah Mahin	Housing for Health-LA County Department of Health Services
Janey Rountree	California Policy Lab
Max Stevens	LA County CIO
Grant Sunoo	Little Tokyo Service Center
Gary Tsai	Los Angeles County Department of Public Health
Dr. Lisa Wong	LA County Department of Mental Health



Affordable and Supportive Housing Production Subcommittee and Subgroups	
Name	Entity Represented
Lourdes Castro Ramirez, co-chair	Office of Los Angeles Mayor Karen Bass
Stephanie Klasky-Gamer, co-chair	LA Family Housing

Kevin Blackburn	Federal Home Loan Bank of San Francisco
Roberto Chavez	City of Inglewood
Isela Gracian	Office of Supervisor Holly Mitchell
Darren Hendon	Veteran Social Services
Margarita Lares	Housing Authority of the City of Los Angeles
Connor Lock	City of Long Beach
Alexis Obinna	
Jose Osuna	Brilliant Corners
Emilio Salas	Los Angeles Community Development Authority
Miguel Santana	California Community Foundation
Ann Sewill	Los Angeles Housing Department
Grant Sunoo	Little Tokyo Service Center
Affordable Housing Production Subgroup Co-Leads	
Ed Holder	Mercy Housing
Ray Mathoda	Anchor Loans
Affordable Housing Preservation Subgroup Co-Leads	
Emilio Salas	Los Angeles Community Development Authority
Ann Sewill	Los Angeles Housing Department
Affordable Housing Access Subgroup Co-Leads	
Margarita Lares	Housing Authority of the City of Los Angeles
Leepi Shimkhada	Housing for Health, Los Angeles County Department of Health Services



Equity Subcommittee	
Name	Entity Represented
D'Artagnan Scorza	Los Angeles County Chief Executive Office—Anti-Racism, Diversity, and Inclusion
Saba Mwine-Chang	Los Angeles Homeless Services Authority
Tolu Wuraola	Los Angeles County Chief Executive Office—Anti-Racism, Diversity, and Inclusion
Alex Braboy	Los Angeles Homeless Services Authority
Dr. Jackie Contreras	Los Angeles County Department of Public and Social Services
Angel Martinez	Los Angeles County Department of Health Services

Molly Rysman	Los Angeles County Department of Health Services
Stephanie Klasky-Gamer	LA Family Housing
Andy Perry	Los Angeles County Office of Chief Information Officer
Andrea Iloulian	Los Angeles County Chief Executive Officer
Celina Alvarez	Housing Works
Peter Casey	California Policy Lab
Alexis Obinna	Homeless Youth Forum Los Angeles
La'Toya Cooper	LA Emissary
Amara Ononiwu	Faith Collaborative to End Homelessness
Meredith Berkson	Los Angeles County Chief Executive Office—Anti-Racism, Diversity, and Inclusion

Amendment Read-In at the Executive Committee for Regional Homeless Alignment (“ECRHA”) Meeting on March 14, 2025 on [Agenda](#) Item # 3: *Recommendation to approve the proposed Leadership Table for Regional Homeless Alignment (LTRHA) Baseline Data and Targets Metrics for Submission to the Los Angeles County Board of Supervisors.*

At the ECRHA meeting on March 14, 2025, the Committee members approved the baseline data and target metrics for presentation to the Los Angeles County Board of Supervisors (ECHRA Agenda Item #3) with the following read-in amendment:

- Amendment by vice-chair Nithya Raman: The ECRHA moves to approve these goals and metrics with the recommendation that the Los Angeles County Board of Supervisors not approve the proposed budget without clear connections between the homelessness funding and the goals and metrics.

EXHIBIT C - MEASURE A REGIONAL PLAN
(Insert Upon Execution)

DRAFT

EXHIBIT D - BEST PRACTICES
(Insert Upon Execution)

DRAFT

EXHIBIT E - QUARTERLY REPORTING TEMPLATE
(Insert Upon Execution)

DRAFT

South Bay Cities Council of Governments

July 14, 2025

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director

RE: Bills to Monitor – Status as of July 7, 2025

NOTE: **BOLD recommendation & status** indicates bill added since last Board meeting

		Position	Bill status
EMERGENCY MANAGEMENT			
AB 986 (Muratsuchi)	State of emergency and local emergency: landslides and climate change. This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.	SUPPORT (5/22/25) (letter sent 5/30/25) LCC: SUPPORT	7/8/25 Senate Governmental Organization Committee hearing.
ENVIRONMENT			
AB 262 (Caloza)	California Individual Assistance Act. This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.	SUPPORT (4/7/25) (letter sent 5/2/25) LCC: SPONSOR	6/11/25 Senate Committee on Governmental Organization
SB 234 (Niello)	Wildfires: workgroup: toxic heavy metals. This bill would require, upon appropriation by the Legislature, the Department of Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control, in consultation with	MONITOR LCC: WATCH	7/1/25 Assembly Appropriations Committee

	<p>specified entities, to form a workgroup related to exposure of toxic heavy metals after a wildfire. The bill would require the workgroup to do certain things, including establishing best practices and recommendations for wildfire-impacted communities and first responders to avoid exposure to heavy metals after a wildfire. The bill would authorize the Department of Forestry and Fire Protection to contract with public universities, research institutions, and other technical experts to support the work of the workgroup. The bill would require the Department of Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control to report their findings to the Legislature on or before January 1, 2027.</p>		
FINANCE			
<p>AB 888 (Rubio)</p>	<p>California Safe Homes grant program. This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund, which would be continuously appropriated to fund the program. The bill would require 40% of the amount of the gross premiums tax collected from property and casualty insurance above the amount collected from those insurers in 2023 to be deposited into the account. By depositing general fund money into a continuously appropriated account, the bill would make an appropriation. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature.</p>	<p>SUPPORT (4/27/25) (letter sent 4/17/25)</p> <p>LCC: SUPPORT</p>	<p>7/9/25 Senate Insurance Committee hearing</p>

GOVERNANCE			
AB 259 (Rubio)	Open meetings: local agencies: teleconferences. This bill would eliminate the January 1, 2026 sunset of AB 2449 teleconference rules and allow them until January 1, 2030.	SUPPORT (2/27/25) (letter sent 3/3/25) LCC: SUPPORT	6/27/25 Senate Judiciary Committee – hearing postpo
HOMELESSNESS			
SB 16 (Blakespear)	Ending Street Homelessness Act. This bill, until January 1, 2032, would require the council of governments, or delegate subregion, as applicable, in developing the proposed allocation methodology that allocates each jurisdiction’s share of the regional housing need for acutely low income housing, to count any newly constructed interim housing, as specified, as meeting the needs of acutely low income households. By imposing additional duties on local governments, this bill would impose a state-mandated local program.	MONITOR LCC: OPPOSE	7/2/25 - Assembly Housing & Community Development - Hearing cancelled by author
HOUSING			
AB 11 (Lee)	The Social Housing Act. This bill would create a state housing authority to build residential development in communities across California to meet the state’s RHNA goals for extremely low and very low-income housing, without regard for local housing elements approved by the state. This measure would only require the authority to consult with local jurisdictions’ preferences for the specific site of development, the number of stories, the number of units, or the development timeline. The agency would not need to follow local regulations, zoning codes, and height limits.	OPPOSE (4/24/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	6/26/25 Senate Housing Committee – hearing postponed by author
AB 253 (Ward)	California Residential Private Permitting Review Act: residential building permits. This bill would allow an applicant for specified residential building permits (1-10 residential units and having no floors used for human occupancy more than 40ft above ground level) to contract with or employ a private professional provider to check plans and specifications if the county/city building department estimates a timeframe for this plan-checking function	OPPOSE (4/24/25) (letter sent 4/17/25) LCC: CONCERNS	7/3/25 Senate Housing Committee

	that exceeds 30 days, or does not complete this plan-checking function within 30 days.		
AB 306 (Schultz)	Building regulations: state building standards. This bill would prohibit a city or county from making changes to green building standards applicable to residential units from June 1, 2025 to June 1, 2031 unless the California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.	OPPOSE (4/27/25) (letter sent 5/2/25) LCC: OPPOSE UNLESS AMENDED	6/23/25 Senate Housing Committee
AB 507 (Haney)	Adaptive Reuse: Streamlining: Incentives. This measure would require local governments to ministerially approve adaptive reuse office-to-residential conversion projects statewide. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the site's change of use from non-residential to residential or mixed-use.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	7/3/25 Senate Housing Committee
AB 670 (Quirk-Silva)	Planning and zoning: housing element: converted affordable housing units. This bill would authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons of low, very low, extremely low, or acutely low income at an affordable rent or housing cost for at least 55 years.	SUPPORT (4/27/25) (letter sent 5/2/25) LCC: SUPPORT	7/14/25 Senate Appropriations Committee hearing
AB 726 (Avila Farias)	Planning and zoning: annual report: rehabilitated units. This bill would allow a local government to include in its annual progress report on RHNA progress, the number of units of existing deed-restricted affordable housing with an average affordability no greater than 45% of area median income that are at least 15 years old and have been substantially rehabilitated with at least \$60,000 per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. The units would not be considered in determining requirements for purposes of an application for streamlined, ministerial approval process under SB 35.	SUPPORT LCC: SUPPORT	6/11/25 Senate Committee on Housing.

AB 736 (Wicks)	The Affordable Housing Bond Act of 2026. This bill would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs.	MONITOR LCC: SUPPORT	6/4/25 Senate Rules Committee
AB 893 (Fong)	Housing Development Projects: Objective Standards: Campus Development Zone. This measure would require local agencies to ministerially approve a residential project for low-income faculty, staff, and students if the project is proposed on parcels within a half-mile radius of a main campus for a UC, CSU, California Community College, or private postsecondary educational institute.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	7/16/25 Senate Local Government Committee hearing Amended 7/3/25 - position the same
AB 1154 (Carrillo)	Accessory dwelling units: junior accessory dwelling units. This measure would prohibit local agencies from requiring parking on ADUs less than 500 square feet and remove owner-occupancy requirements for some Junior ADUs if they have sanitation facilities separate from the main residence and requires that the rental of a Junior ADU be for a term longer than 30 days, prohibiting them from being used as short term rentals.	CHANGE TO MONITOR FROM OPPOSE (4/24/25) (letter sent 4/17/25) LCC: OPPOSE UNLESS AMENDED	7/9/25 Senate Local Government Committee Amended 7/3/25 - LCC withdrew opposition
SB 79 (Wiener)	Planning and zoning: housing development: transit-oriented development. This bill would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	7/7/25 Assembly Second Reading
SB 358 (Becker)	Mitigation Fee Act: Mitigating Vehicular Traffic Impacts. This bill would require local agencies to reduce traffic impact fees by at least 50% if a proposed development project is located within a transit priority area or if a major transit stop is planned to be completed before or within one year from the scheduled completion and occupancy of the housing development or if the development project is located a half a mile from three or more from the	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	7/7/25 Assembly Second Reading

	following: a restaurant, coffee shop, supermarket, grocery store, hardware store, park, pharmacy, drugstore, or bar.		
SB 715 (Allen)	Planning and zoning: regional housing need: methodology: distribution. This bill would remove the requirement to consider housing units lost in declared emergencies in the same jurisdiction, and requires that need from such lost units be allocated to other jurisdictions, not just where the loss occurred. This bill would require reductions in housing allocations for jurisdictions where a high percentage of developable land is located in very high fire risk areas, and these reductions must be factored into draft RHNA allocations and final determinations. This bill would expand reasons a city/county can appeal their RHNA allocation, including the failure to apply the fire risk adjustment.	MONITOR LCC: WATCH	6/18/25 Assembly Housing & Community Development Committee – hearing canceled by author
TRANSPORTATION			
AB 875 (Muratsuchi)	Vehicle removal. This bill would authorize a peace officer to remove an electric bike operated on the highway that is capable of speeds greater than any speed permitted for an electric bicycle as specified. This bill would also authorize a peace officer to remove a bicycle operated by a person who (1) is under 16 years of age and is operating a class 3 electric bicycle or (2) is operating, or riding upon, a class 3 electric bicycle without a helmet, as specified.	SUPPORT (4/27/25) (letter sent 4/17/25) LCC: SUPPORT	7/8/25 Senate Transportation Committee hearing Amended 6/25/25
AB 939 (Schultz)	The Safe, Sustainable, Traffic-Reducing Transportation Bond Act of 2026. This bill would place a bond on the November 2026 general election ballot that, if approved by the voters, would authorize the issuance of bonds in the amount of \$20,000,000,000 pursuant to the State General Obligation Bond Law to finance transit and passenger rail improvements, local streets and roads and active transportation projects, zero-emission vehicle investments, transportation freight infrastructure improvements, and grade separations and other critical safety improvements.	MONITOR LCC: MONITOR	3/10/25 Assembly Committee on Transportation

2025 State Legislative Calendar

- July 18 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment of session provided Budget bill has been passed
- August 18 – Legislature reconvenes from Summer Recess
- August 29 – Last day for fiscal committees to meet and report bills to the Floor
- September 2-12 – Floor Session Only. No committees, other than conference or Rules committees, may meet for any purpose
- September 5 – Last day to amend on the Floor
- September 12 – Last day for each house to pass bills. Interim Study Recess begins at end of this day's session.
- October 12 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 12 and in the Governor's possession after September 12.

2 YEAR BILLS

Governance

<p>AB 810 (Irwin)</p>	<p>Local government: internet websites and email addresses. This bill would require special districts, joint powers authorities, and other political subdivisions to adopt “.gov” or “.ca.gov” domains for their websites and email addresses by January 1, 2031.</p>	<p>OPPOSE (5/22/25) LCC: WATCH</p>	<p>2 year bill</p>
<p>SB 220 (Allen)</p>	<p>Los Angeles County Metropolitan Transportation Authority. Beginning January 1, 2029, this bill would expand the board of directors to 18 members by adding the county executive of the County of Los Angeles and 3 public members appointed by the county executive. The bill would also require the authority, within 60 days of an amendment to the charter of the County of Los Angeles to change the number of members of the Los Angeles County Board of Supervisors or to eliminate the office of county executive, to submit a plan to the Legislature for revising the composition of the authority.</p>	<p>OPPOSE (4/27/25) (letter sent 4/17/25) LCC: NO POSITION</p>	<p>2 year bill</p>

Homelessness

<p>AB 804 (Wicks)</p>	<p>Medi-Cal: housing support services. This bill would make housing support services for specified populations a covered Medi-Cal benefit when the Legislature has made an appropriation for purposes of the housing support services. The bill would require the department to seek federal approval for the housing support services benefit, as specified. Under the bill, subject to an appropriation by the Legislature, a Medi-Cal beneficiary would be eligible for those services if they either experience homelessness or are at risk of homelessness. Under the bill, the services would include housing transition navigation services, housing deposits, and housing tenancy sustaining services, as defined.</p>	<p>MONITOR LCC: WATCH</p>	<p>2 year bill</p>
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Housing

<p>AB 647 (Gonzalez)</p>	<p>Housing Development Approvals: Residential Units. This bill would force cities to allow up to eight housing units, only one of which is required to be affordable, on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.</p>	<p>OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE</p>	<p>2 year bill.</p>
<p>AB 874 (Avila Farias)</p>	<p>Mitigation Fee Act: Waiver of Fees: Affordable Rental Housing. This bill would require local agencies to waive all fees or charges for a residential development project that has a 55-year regulatory agreement with at least 49% of the total units</p>	<p>OPPOSE (4/27/25) (letter sent 5/2/25)</p>	<p>2 year bill</p>

	reserved for lower-income households at an affordable rent. AB 874 only allows the local agency to collect fees to fund code enforcement, inspection services, or other fees to pay for enforcing local ordinances or state law.	LCC: PENDING	
<u>SB 677</u> (Wiener)	Housing development: streamlined approvals. This bill would limit local government’s ability to impose objective standards on SB 9 projects with 1,750 net habitable square feet in the floor area. It would also eliminate local agencies’ ability to provide setback requirements, height limits, lot coverage limits, floor area ratios, or any other standard that would limit residential development capacity for these projects. Finally, this measure would prohibit local governments from collecting impact fees for projects less than 1,750 square feet.	OPPOSE (4/27/25) (letter sent 4/17/25) LCC: OPPOSE	2 year bill
<u>SB 815</u> (Allen)	Planning and zoning: very high fire risk areas. This bill would require cities and counties update their safety element with a comprehensive retrofit strategy to reduce property loss during wildfires. This bill would require a city/county’s general plan land use element be amended to include the locations of very high fire risk areas and feasible implementation measures to protect life and property. This bill would require the State’s Office of Land Use and Climate Innovation to collaborate with cities and counties to identify local ordinances, policies, and best practices for land use in very high fire risk areas and to publish these resources in the existing climate adaptation clearinghouse to support local planning.	MONITOR LCC: PENDING	2 year bill

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**SBCCOG Board of Directors' Meeting
Thursday, July 24, 2025 @ 6:00 pm
SBCCOG Office**

PUBLIC COMMENTS:

The Public Comment portion of the meeting is the public's opportunity to provide comments on non-agenda items within the jurisdiction of the SBCCOG/cities and each speaker is limited to three (3) minutes. Comments on agenda items may be made following the staff report on the item and each speaker is limited to three (3) minutes per item. Time allotments may be reduced due to time constraints at the discretion of the Chair. When called on, please state: Your name and residence and the organization you represent, if appropriate. Written comments are also accepted by 5:00 pm the day of the meeting via e-mail to natalie@southbaycities.org Both written and oral comments will be part of the official record.

SBCCOG Board Members:

Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of AB 2449 available [here](#)

If unable to attend in person but want to vote virtually, let SBCCOG staff know using the form: <https://forms.office.com/r/47wQggsvf9?origin=lprLink>

DRAFT AGENDA

- I. CALL TO ORDER – 6:00 pm**
Bernadette Suarez, Chair
- II. VERIFY QUORUM AND VOTES NEEDED FOR ACTION** (*attachment*)
- III. CONFIRM POSTING OF THE AGENDA BY TORRANCE CITY CLERK**
- IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- V. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**
- VI. CONSENT CALENDAR – 6:10 pm**
Matters listed under Consent Calendar are considered routine and will be enacted by one motion and one vote. No separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and considered separately.
 - A. June 26, 2025 minutes** (*attachments*) – **Approve**
 - B. Fifth Amendment with McGowan Consulting for Integrated Pest Management website posting and marketing in support of the Beach Cities Watershed Management Group and the Peninsula Watershed Management Group (funds to the SBCCOG)** (*attachment*) – **Approve**
 - C. Micromobility Hub consultant contract**
 - D. Audio Visual Equipment for the Office**

E. HR Compensation and Classification Study

F. Legislative Matrix (attachment) – Approve

1. Change position on AB 1154 from Oppose to Monitor

G. SBCCOG Monthly Reports – Receive and File

1. City Attendance at SBCCOG Meetings (attachment)
2. Client Aid Report (attachment)
3. Media Report (attachment)
4. Transportation Report (attachment)

VII. PRESENTATIONS

A. Housing Trust Feasibility Study Update

1. Civic Home’s Adam Eliaison to present

B. Civic Spark Fellows final report – 15 min.

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE

A. SBESC Projects and Programs (attachment)

B. Homeless Services

1. **Measure A Programs and Budget and Contracts from County & LACAHS**
-(attachments) - Approve

C. Senior Services

D. Transportation Reports – 7:15 pm

1. Transportation Committee report
 - a. **Measure M MSP Local Allocation Program Policies (attachment) - Approve**
 - b. **Objective Measures for Measure M MSP Project Selection Criteria - (attachment) - Approve**
2. Metro Report – Board member James Butts/Mike Bohlke
3. Micromobility Programs and Projects
 - a. Local Travel Network
 - b. E-Bike Safety Issues

E. REAP 2.0 Updates

1. Commercial Redevelopment to Housing
2. Mobility Hubs

F. Office Move issues– 7:40 pm (attachment)

IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm

X. AGENCY REPORTS

NOTE: Oral reports will only be made to clarify or amplify written reports

A. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Bea Dieringer) (attachment)

B. SCAG update (Erik Rodriguez) (attachment)

1. Regional Council (Mark Henderson, Jim Gazeley, Drew Boyles) (attachment)
2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)

- 3. Transportation (Bill Uphoff, Asam Sheikh)
- 4. Energy and Environment (Britt Huff)
- C. Metro Service Council (David Mach) (*attachment*)
- D. South Bay Workforce Investment Board (Chris Cagle) (*attachment*)
- E. AQMD update (Brandee Keith) (*attachment*)
- F. Area G Emergency Management (Brandy Villanueva)
- G. California Association of Councils of Governments – CALCOG (Britt Huff)
- H. County Department of Public Health (Alicia Chang)
- I. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- J. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- K. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)
- L. South Bay Association of Chambers of Commerce (Barry Waite)

XI. ADJOURNMENT

Next Board meeting - Thursday, August 28, 2025

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South Bay Cities Council of Governments

July 14, 2025

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director
Kim Fuentes, Deputy Executive Director

SUBJECT: Environmental Activities Report – June 2025

I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH

Energy Efficiency & Sustainability

Regional Energy Network (SoCalREN) AGENCY SUPPORT

Contract period is January 1, 2025 - December 31, 2025

Contract goal: Work Plan (including goals) underway for 2025.

2025 SoCalREN Energy Efficiency Offerings

The SoCalREN continues to offer the following incentives for equipment **through December 2025** (eligibility and amounts vary based on each incentive):

- Tankless Water Heater
- Faucet Aerator
- Laminar Flow Restrictor
- Low-flow Showerhead
- Gas dryer Modulating Valve
- Hot Water Pipe Insulation

Contact Eleanor Murphy at Eleanor@southbaycities.org if your city is interested in any of the above. Quantities are limited to first come first served.

Cool Roof Pilot

Funded by the SoCalREN, the SBCCOG hired AESC Inc., a consultant, to complete the cool roof feasibility study. Cities will receive final site plans with information and recommendations on the technology, benefits and co-benefits, funding sources, and site identification. The consultant is currently developing a literature review on technology options. Next steps, AESC and SBCCOG will develop criteria to select the best facilities with city input. City staff at the Energy Manager Working Group were briefed on the pilot and potential involvement, including data sharing and site visit coordination.

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to conduct on-site visits summarized below and work with SoCalREN to implement programs. To date, SBCCOG has inventoried **57** facilities across 15 South Bay cities, 1 school district, and 1 special district. Staff have identified over **940,000** potential kWh savings from lighting retrofits and **112** HVAC units that are overdue for replacement.

Project Status: SBCCOG and SoCalREN project managers are working with the following to help move energy efficiency projects forward:

- City of Carson – The city is moving Heat Pump Water Heater vetting through the SoCalREN incentive program.
- City of El Segundo – The Aquatic Stadium pool heater project is wrapping up this month with the SoCalREN. The SoCalREN also has finalized its review of a significant lighting overhaul at City Hall. While considerable energy and financial bill savings have been identified, the city is currently understaffed and having difficulty moving forward on the projects.
- City of Hawthorne – The Police Department lighting project is moving forward with American Wholesale lighting. The city is also exploring Heat Pump Water Heater opportunities.
- City of Redondo Beach – Perry Park sports field lighting incentive application is underway. Other identified projects (new chillers, PAC overhaul) are not moving forward due to limited city funds.
- City of Rolling Hills – The city is moving Heat Pump Water Heater vetting through the SoCalREN incentive program.
- LA County Sanitation Districts – Lincus, SoCalREN technical consult, has identified 33 projects throughout their district. SBCCOG staff are supporting the projects with potential located inside the South Bay territory.
- Lennox Elementary School District – Lighting upgrades at multiple school sites are moving forward under the Metered Savings Program. The district is also installing more free Heat Pump Water Heaters. Finally, the district is enrolling in the Strategic Energy Management Cohort, which will provide energy and facility upgrade support on a specialized level.

57 – Site Visits Completed for Facility Equipment Inventories in the following agencies:

- | | | |
|---------------------|-----------------------------|-------------------------------------|
| • CARSON (2) | • LOMITA (4) | • TORRANCE (3) |
| • EL SEGUNDO (7) | • MANHATTAN BEACH (3) | • BEACH CITIES HEALTH DISTRICT (1) |
| • GARDENA (4) | • PALOS VERDES ESTATES (1) | • HERMOSA BEACH SCHOOL DISTRICT (2) |
| • HAWTHORNE (3) | • RANCHO PALOS VERDES (3) | |
| • HERMOSA BEACH (3) | • REDONDO BEACH (5) | |
| • INGLEWOOD (8) | • ROLLING HILLS (3) | |
| • LAWDALE (3) | • ROLLING HILLS ESTATES (2) | |

Energy Resilience Action Plan (ERAP) Program – The SBCCOG is working with the cities of **Gardena, Hawthorne, Lomita, and Manhattan Beach** to develop Energy Resilience Action Plans. The city-specific plans look at near to long-term strategies to support community energy resilience, develop a retrofit plan to transform city owned facilities into community resilience centers, and provide a collection of resilience planning resources and references. SoCalREN is conducting site audits for up to four facilities per city. SBCCOG Staff in coordination with city staff have been implementing community outreach with finalized flyers and surveys which are being distributed to residents at summer events. So far, over 100 survey responses have been received from residents across all four cities.

School District Outreach

SoCalREN Enrollments to Date: Centinela Valley Union High School District, El Segundo Unified School District, Hawthorne School District, Hermosa Beach City School District, Lennox Elementary

School District, Manhattan Beach Unified School District, Palos Verdes Peninsula School District, Redondo Beach Unified School District and Torrance Unified School District.

FDEEE & Commercial Direct Install

Through the SoCalREN's new commercial programs, administered by Wildan, SBCCOG is implementing the pilot program for the Food Desert Energy Efficiency Equity (FDEEE) and Commercial Direct Install programs in the City of Gardena. These programs provide free energy efficiency measures and installation to hard to reach and low-income low-access businesses. Gardena is the first full implementation of the program which will be rolled out to the rest of the SoCalREN territory for specific selected sites that meet program criteria. SBCCOG staff continue to conduct door-to-door outreach to eligible businesses. The team has audited 41 business facilities and proposals with recommendations are being delivered to owners. Contractor visits are beginning on a rolling basis.

Residential Direct Install Program

Through the SoCalREN's residential program, administered by ICF, SBCCOG is supporting implementation of a direct install program this fall in Wilmington, one of the first "rapid start" communities in the City of Los Angeles. The program hopes to complete installs in over 1,200 homes in the Southern California Region in the first year. The program will expand to other eligible cities and neighborhoods in 2026.

Institute for Local Government Beacon Awards

SBCCOG supports cities in applying for the Institute for Local Government's annual Beacon Awards. This program honors voluntary efforts by local governments to reduce greenhouse gas emissions, save energy, and adopt policies that promote sustainability. The SBCCOG worked with the cities of Gardena and Torrance on their applications which are due by July 15. If your city is interested in the SBCCOG staff helping, reach out to Shawn at Shawn@southbaycities.org.

Regional Energy Network (SoCalREN) Multifamily & Kits for Kids

Contract period is January 1, 2025 - December 31, 2025

Contract goals: Contact, track progress, and outreach to local community organizations; track number of virtual events held and attendees; distribute program collateral to local community organizations.

SoCalREN Multifamily Energy Efficiency

SBCCOG continues to share program information with eligible multifamily housing properties. The SBCCOG is working with the County's team to develop case studies highlighting the successful projects in the South Bay region as well as co-branded marketing materials.

Kits for Kids

Schools in disadvantaged areas or which receive Title 1 funding are eligible to participate in the LA County Kits for Kids program, which provides energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1000 to teachers who implement it in their classrooms. This program is completely free to the school. SBCCOG staff is working to encourage South Bay schools to take advantage of it. Hawthorne SD and Lennox ESD have confirmed

participation. Staff recently presented to the Inglewood USD Board and hope to bring them on board as well.

Southern California Gas Company Energy Pathways

Contract period is May 19, 2024 – May 22, 2025

SBCCOG staff continues to work with SoCalGas to promote gas energy efficiency assistance program opportunities and financing support to cities, school districts, and residents. Current day-to-day activities continue with the support of Alma Briseno, LA Regional representative.

CivicSpark Fellows

CivicSpark Fellows, a program operated through AmeriCorps, supports the SBESC programs. The program has been able to obtain funding for the 2025-26 program year and therefore the SBCCOG has submitted for a request for three new fellows to work on: 1) energy, 2) communications, and 3) transportation. Resumes for potential candidates will be sent to the SBCCOG at the end of July or beginning of August.

Water Conservation

West Basin Municipal Water District Programs (West Basin)

The contract period is July 1, 2024, through June 30, 2025

SBCCOG and West Basin staff met on June 9 and June 23 to discuss the implementation of programs. A new contract was approved and is expected to be received in June. SBCCOG Chair Rodney Tanaka, along with Martha Segovia, attended the West Basin Board meeting to thank them for our continued partnership.

Educational Outreach Support - Exhibit Events

Contract goal: 100 exhibition events, presentations, workshops, networking opportunities, etc.

*Status of goal: 120 event exhibits, presentations, workshops, networking opportunities, etc. **GOAL***

EXCEEDED

Support for Workshops, Events, & Webinars Educational Classes

Contract goal: Up to 10 physical classes or virtual webinars

*Status of goal: 8 completed **GOAL MET***

June Events:

Thursday, June 19, 2025, Juneteenth DJ Showcase -Gardena

Saturday, June 28, 2025, City of Lomita Founders Day -Lomita

Rain Barrel Giveaway

Contract goal: 5 Rain barrel distribution events.

Status of goal: 5 Rain barrel program distribution **GOAL MET**

SBCCOG staff have responded to phone inquiries on the dedicated West Basin line

Water Replenishment District of Southern California (WRD)

The contract period is January 1-December 31, 2026

Contract goal: promote WRD programs and support in-person events

Status of goal: ongoing

Ongoing promotion of WRD programs continues through SBCCOG's e-newsletters and other social media channels. In addition, SBCCOG posts WRD events on the website and sends out e-blasts to increase attendance at events. SBCCOG and WRD staff meet to coordinate communication efforts and upcoming informational campaigns.

Los Angeles Department of Water and Power (LADWP) under SoCalGas

The contract period is July 1, 2024, through June 30, 2025

Task – Community Outreach and Promotional Events

Contract goal: Exhibit or present at 10 targeted special events

*Status of goal: 16 exhibit events completed **GOAL EXCEEDED***

In addition to these events, SBCCOG staff continued to research new community event opportunities in District 15 and to communicate with event planners to secure in-person participation as well as provide information virtually. SBCCOG staff is working with LADWP and SoCalGas on contract renewal which will likely happen in mid-summer or early fall.

Task - Commercial Kitchen Water Assessments

Contract goal: Conduct 8 commercial water kitchen assessments in CD15

*Status of goal: 9 water assessments completed; materials and packages were distributed **GOAL MET***

SBCCOG staff conducted outreach walks in District 15 in June and completed one water assessment.

Waste Reduction

Sanitation Districts of LA County (LACSD)

Contract period is July 1, 2024-June 30, 2025- Educational Outreach Support Exhibit Events

Contract goal: 100 exhibition events, presentations, workshops, networking opportunities, etc.

*Status of goal: 116 Exhibition events, presentations, workshops, networking opportunities, etc. **GOAL EXCEEDED***

Contract goal: Schedule up to 3 Sanitation Districts-related presentations.

*Status of goal: 3 presentations scheduled – COMPLETED **GOAL MET***

SBCCOG is working with the Sanitation Districts on contract renewal which will likely happen in August.

Presentations Scheduled:

- LACSD Speaker Presentation to Redondo Beach's Public Works and Sustainability Commission – June 23, 2025
- LACSD Speaker Presentation to Torrance Environmental Quality & Energy Conservation Commission – **POSTPONED** to August 2025

The SBCCOG staff conducted research, updated the speaker's bureau master list, and reached out to organizations to schedule presentations on behalf of the Sanitation Districts.

Rolling Hills Organic Waste

Contract period is April 8, 2024 – April 1, 2026

The SBCCOG is working with the City of Rolling Hills to facilitate public education and outreach for their residents on organic waste recycling and food waste prevention. Funded by a CalRecycle SB1383 grant, staff are working with EcoNomics, Inc, technical consultant, to provide outreach content. The first workshop is scheduled for July 16, 2025. EcoNomics, Inc, has prepared all materials for the workshop, and worked with SBCCOG staff to get it approved by CalRecycle. SBCCOG staff will now focus on promoting the workshop to the residents through July.

Green Business

South Bay Green Business Assist Program (GBAP): Ongoing

The SBCCOG continues to provide information to local businesses on opportunities to implement sustainability programs while maintaining relationships and communication channels with businesses that have self-identified as environmentally conscience. Businesses receive information on the status of SBCCOG utility partners' programs and information posted on the SBCCOG website through a quarterly e-newsletter. Conversations with LA County and the California Green Business Network were conducted this month to help identify more resources for businesses.

GBAP by city: Carson (18), El Segundo (55), Gardena (26), Hermosa Beach (12), Hawthorne (83), Inglewood (20), Lawndale (30), Lennox (10), Lomita (9), Manhattan Beach (10), Palos Verdes Estates (9), Rancho Palos Verdes (11), Redondo Beach (6), Rolling Hills Estates (6), Torrance (92), Los Angeles County – Community of Westmont (1) and District 15 (11) for a total of **409** businesses in the program as of June 2025.

California Green Business Network

SBCCOG staff have been advocating for the California Green Business Network to be open to all cities and, recently, the SoCalREN announced that they will be paying membership fees for all cities. SBCCOG Staff is discussing roll-out of program promotion and support and also met with the City of Rolling Hills Estates to discuss program opportunities.

Climate Action

SBCCOG staff and the CivicSpark Fellow, with support from volunteers, continue to work with cities to finalize the draft 2019-2020 greenhouse gas inventory (GHG) reports. Several drafts are under review by city staff. The Fellow is available to present findings to city committees and commissions.

Transportation

Metro Express Lanes (MEL) (Contract period November 18, 2022 – November 17, 2025)

South Bay events are being held both virtually and in person. SBCCOG staff continue to prepare, update, and share the outreach calendar events to provide opportunities for Metro to share their Express Lane program. In June, the SBCCOG/SBESC distributed MEL materials at 5 events.

II. VOLUNTEERS

Status of Program: **28** hours for June 2025

Some of the volunteer projects for the month of June included supporting outreach events and SBCCOG meetings, updating databases, and conducting program research.

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In June 2025:

3 - Networking Event

0 - Workshops Event

5 - In Person Community Event

1 - Business Event

Total for the period July 1, 2024, to date:

40 - Networking Event

85 - In Person Community Event

11 - Business Event

12 - Workshops Event

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