

# South Bay Cities Council of Governments

July 14, 2025

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director  
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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
<b>TOTAL</b>	<b>\$179,411,586</b>	<b>\$50,252,699</b>	<b>\$114,832,143</b>	<b>\$19,138,690</b>	<b>\$19,138,690</b>	<b>\$382,773,809</b>

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.

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

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
<b>Total</b>	<b>2585</b>

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
<b>Measure A Local Solutions Fund - previously approved</b>	
City and Partner Programs	\$2,719,319
SBCCOG - Staffing and Overhead	\$328,885
<b>Total Measure A Services Revenue</b>	<b>\$3,048,204</b>
<b>LACAHS</b>	
<b>Production, Preservation, and Ownership (PPO)</b>	
PPO Programs - TBD	\$5,312,441
SBCCOG - Staffing and Overhead	\$164,302
<b>Total PPO Revenue</b>	<b>\$5,476,743</b>
<b>Renter Protection and Homeless Prevention (RPHP)</b>	
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
<b>Total RPHP</b>	<b>\$4,886,096</b>
<b>Technical Assistance (TA)</b>	
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
<b>Total TA</b>	<b>\$814,349</b>
<b>Total Homeless and Housing Department Budget</b>	<b>\$14,225,392</b>

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