

South Bay Cities Council of Governments

February 9, 2026

TO: SBCCOG Steering Committee

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

SUBJECT: South Bay Game Plan for EHV Crisis

BACKGROUND

Created in 2021 during the pandemic, the Emergency Housing Voucher (EHV) program issued 70,000 vouchers to provide housing assistance to individuals and families who were homeless, at-risk of homelessness or housing instability, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

EHVs were essentially emergency Section 8 vouchers.

Funding was supposed to last until 2030, but HUD has notified Housing Authorities (HA) across the country that final funding will be in 2026. As soon as February, some households will no longer be able to make rent payments. EHV's prioritized the most vulnerable – extremely low-income population. These constituents are now at risk of homelessness.

Cities without a Housing Authority rely on the County Housing Authority (LACDA) – ie. Carson, Gardena, Lomita, etc.. Vouchers by Housing Authority in the South Bay and across LA County:

Housing Authority of the City of Los Angeles	3,365
Los Angeles County Development Authority	1,964
Housing Authority of the City of Inglewood	91
Hawthorne Housing	67
Housing Authority of the City of Torrance	33
Housing Authority of the City of Redondo Beach	29

SBCCOG GAME PLAN WITH CITY STAFF:

1. Make sure the voucher holder is connected with a case manager to help with any possible problem solving intervention. We'll see if we can reduce their expenses or increase their income, or reunify with family, or any other solution.
2. If problem solving cannot fully alleviate their issue, then we will want to see if they can be prioritized for LACAHSAs Temporary Rental Assistance help. We'll want to prioritize people with health/disability/seniors, or people with less than 50% AMI.
3. Contact the Housing Authority (HA) attached to the voucher. See if the individual can be prioritized on the HA waitlist for Housing Choice Vouchers. The SBCCOG will need confirmation from the HA that the individual is at the front of the line. We will want to

know from the HA the estimated timeline to receive the HCV based on historical turnover. If the HA is in shortfall status, we'll want to know when the HA will be out of shortfall status utilizing HCV turnover and other means to get out of shortfall status.

4. Once the SBCCOG is comfortable with the timeline, we can issue up to 6 months of Temporary Rental Assistance through our partners at St Margaret's Center and WLCAC. We can discuss other options if more than 6 months is needed.

ACTION

Distribute memo to relevant city partners