

South Bay Cities Council of Governments

May 11, 2026

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director
Ronson Chu, SBCCOG Director of Housing and Homeless Services

SUBJECT: Staff Recommendation for Carson Primrose – Weingart Development

BACKGROUND



In 2023, Los Angeles County and affordable housing developer, Weingart, applied for and received funding for a Project Homekey location in north Carson --previously occupied by an Extended Stay Hotel. Utilizing both Homekey funds and County American Rescue Plan funds, the site will be move-in ready in June.

For clarification, SBCCOG has not been involved in any application, construction, nor funding discussions concerning this project. To date, the SBCCOG has only supported one Project Homekey site, Redondo Beach, due to the fact that the city itself voted unanimously to support the project.

Now that the project is nearing move-in readiness, the SBCCOG staff, the city of Carson, and surrounding cities have an interest in ensuring there is a local preference for people moving into the site. For the city of Carson, they would like the site to specifically house homeless students from Cal State University Dominguez Hills (CSUDH).

The SBCCOG staff is supportive of housing as many homeless students as possible at this site. However, the funding requirements create challenges to this. This site is Permanent Supportive Housing (PSH), and its government funders have certain requirements for the site which will be difficult for students to meet. These requirements include:

- People moving into the site must be in the existing County homeless system (CES) and be in the database.
- The County definition of homelessness and the traditional school definition of homelessness (called McKinley-Vento) differ. Schools count households who are doubled up or couch surfing as homeless. The County definition does not.
- People moving in must have an acuity score of 12+ or higher – this means that they must be suffering from behavioral health, physical health, or other factors that make them more of a priority over other people experiencing homelessness.
- Half of the population of this building needs a Verification of Disability from a doctor.

- They must be making less than \$31,000 a year. For students, this may be fine for now, but once they graduate, and assuming they get a job with their degree, they will quickly not meet the requirements of the project.
- Lastly, people moving into the site must carry with them an existing housing subsidy program such as Section 8, the County Flex program, or the SBCCOG's Time Limited Subsidy Program (TLS).

To underscore how difficult it will be for students to qualify, CSUDH sent Weingart a list of 5 homeless students to date. None of the 5 students appear to qualify for the site. Another issue is that the County has made a representation at a recent community meeting that the site does not have a demographic waiver, that is, like any other residential building, it must abide by Fair Housing laws. Accepting only students may not be a possibility.

What Happens in June?

Once the site is open for leasing, the County and Weingart will accept applications on a first come first serve basis. People will be matched to the site using the County Matching system. While they can put in for a local preference, given the criteria for the site, there is no guarantee that only local people will be matched to the site. One population that would meet the criteria of the site would be people from County Pathway Home Encampment cleanups from all over LA County. This would not serve the needs of the local area.

Finding a way to serve the South Bay

In order to ensure as many people from and around Carson lease up the site, the staff is recommending, in order of priority:

- 1) SBCCOG work with the City and CSUDH to get as many students as possible to qualify for the site. Because of SBCCOG programs, we are in a unique situation to use our resources to help students complete – homeless verification, acuity assessments, and access TLS subsidy. CSUDH and the City staff do not have the proper training or resources to do these tasks.
- 2) Tap into our existing By-Names-List to get people with Carson ties into the site.
- 3) Tap into our existing By-Names List to get seniors and transition age youth (18-25 year olds) into the site.
- 4) Tap into our existing By-Names List to get other high priority local individuals into the site.

Staff estimates, utilizing our resources we can get 30-40 local people into the 105 unit site by June.

SBCCOG Staff Recommendation

Direct staff to work with the City of Carson and CSUDH to populate the new facility with as many Carson and South Bay eligible people as possible.

Authorize the use of available Local Solutions Funds to establish the eligibility of the potential residents whose names are submitted for openings.