

Los Angeles County Affordable Housing  
Solutions Agency (LACAUSA)  
Renter Protection and Homeless  
Prevention (RPHP) Implementation

South Bay Cities Council of Governments

Homeless Services & Housing

2/26/2026

# Overview

- Voters approved Measure A in 2024
- ½ sales tax increase
- \$1.1 billion annually for homeless and affordable housing services
- SBCCOG receives \$13 million
  - Production, Preservation, & Ownership (PPO)
  - **Renter Protection and Homeless Prevention (RPHP)**

Table 1. FY 2025-26 Total Funding Allocation by Jurisdiction

AGENCY	TOTAL BY AGENCY
1 LACAHSAs	\$128,229,226
2 Burbank-Glendale-Pasadena Regional Housing Trust	\$6,452,118
3 City of Glendale	\$5,103,191
4 City of Long Beach	\$10,706,466
5 City of Los Angeles	\$133,421,084
6 City of Santa Clarita	\$3,457,981
7 Gateway Cities Council of Governments/Gateway Cities Affordable Housing Trust	\$18,538,195
9 Las Virgenes/Malibu Council of Governments	\$459,405
9 North Los Angeles County Transportation Coalition JPA*	\$5,395,241
10 San Fernando Valley Council of Governments	\$518,005
11 San Gabriel Valley Council of Governments/San Gabriel Valley Regional Housing Trust	\$25,691,324
12 South Bay Cities Council of Governments/South Bay Regional Housing Trust	\$13,002,770
13 Unincorporated Los Angeles County	\$24,782,720
14 Westside Cities Council of Governments	\$7,016,083
<b>TOTAL</b>	<b>\$382,773,809</b>

\*The LACAHSAs Act limits direct allocations to only certain cities; other cities may only receive funding through a COG or Regional Housing Trust. Because Lancaster and Palmdale are the only cities that are not part of a COG, their portion will be allocated and held until an Eligible Jurisdiction option is available to the JPA pending LACAHSAs Board approval and adjustments to the JPA's purpose.

# Renter Protection and Homelessness Prevention (RPHP)

- SBCCOG allocated \$4.8 million for renter protection and homeless prevention activities:
- Marketing, Assessment, Eligibility, and Referral
- **Emergency Rental and Financial Flexible Assistance**
- **Temporary Rental Assistance**
- Legal Services and Renter Education

Table 12. Estimated LACAHSAs Funding for Renter Protection and Homelessness Prevention by Jurisdiction

AGENCY	TOTAL FOR RPHP	% OF RPHP TOTAL	% OF LACAHSAs TOTAL
1 LACAHSAs (including small cities TA)	\$34,449,643	30.0%	9.00%
2 Burbank-Glendale-Pasadena Regional Housing Trust	\$2,137,002	1.9%	0.56%
3 City of Glendale	\$2,105,698	1.8%	0.55%
4 City of Long Beach	\$4,646,518	4.0%	1.21%
5 City of Los Angeles	\$39,560,271	34.5%	10.34%
6 City of Santa Clarita	\$886,244	0.8%	0.23%
7 Gateway Cities Council of Governments/ Gateway Cities Affordable Housing Trust	\$8,102,103	7.1%	2.12%
8 Las Virgenes/Malibu Council of Governments	\$166,605	0.1%	0.04%
9 North Los Angeles County Transportation Coalition JPA	\$2,142,219	1.9%	0.56%
10 San Fernando Valley Council of Governments	\$146,780	0.1%	0.04%
11 San Gabriel Valley Council of Governments/ San Gabriel Valley Regional Housing Trust	\$8,172,640	7.1%	2.14%
12 South Bay Cities Council of Governments South Bay Regional Housing Trust	\$4,886,096	4.3%	1.28%
13 Unincorporated Los Angeles County	\$5,312,453	4.6%	1.39%
14 Westside Cities Council of Governments	\$2,117,872	1.8%	0.55%
<b>TOTAL</b>	<b>\$114,832,143</b>	<b>100.0%</b>	<b>30.00%</b>

# LACAHSA Prevention Eligibility Criteria

- An eligible household includes any household that is **lower income** (80% AMI) and currently **resides in rental housing**.

## COUNTY GENERAL INCOME LIMITS 2025 (effective 4/1/2025)

*This chart is for projects Placed in Service on or after 4/1/2025, all projects placed in service prior to 4/1/2025 refer to TCAC website for rent and income limits that correspond with project's placed in service.*

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20% AMI	\$21,200	\$24,240	\$27,260	\$30,300	\$32,720	\$35,140	\$37,560	\$40,000
30% AMI	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,340	\$60,000
35% AMI	\$37,100	\$42,420	\$47,705	\$53,025	\$57,260	\$61,495	\$65,730	\$70,000
40% AMI	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280	\$75,120	\$80,000
45% AMI	\$47,700	\$54,540	\$61,335	\$68,175	\$73,620	\$79,065	\$84,510	\$90,000
50% AMI	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
60% AMI	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420	\$112,680	\$120,000
80% AMI	\$84,800	\$96,960	\$109,040	\$121,200	\$130,880	\$140,560	\$150,240	\$160,000

- RPHP funds are **not intended** to provide support and services to people **experiencing homelessness**.

# Financial Assistance Activities

## Emergency Rental and Flexible Financial Assistance

- Security Deposits and Other Required Deposits
- Rental & Utility Arrears
- Rental & Utility Assistance
- Essential Furniture and Cleaning
- Moving Expenses
- Relocation Expenses
- Document Fees
- Transportation Costs
- Healthcare
- Food
- Dependent Care
- Short Term Vocational Training
- Employment-related expenses

## Temporary Rental Assistance

- Rental Assistance
- Utility Assistance

# Financial Assistance Activities

## Emergency Rental and Flexible Financial Assistance

## Temporary Rental Assistance

- Total Assistance up to \$36,000 over 24-month period
- Households must live in LA County and have incomes at or below 80% AMI

- 6 months of assistance may include rental and utility assistance and housing related costs
- Households currently enrolled or exiting a permanent or TLS program are not eligible (excluding arrears assistance)

- 6 months of assistance may include rental and utility assistance
- Households exiting a permanent or time limited subsidy program are eligible for this assistance

# Prevention Specialist

Watts Labor Community Action  
Committee

Saint Margaret's Center

City of Gardena

The Provider will administer a portion of the RPHP funds allocated to the SBCCOG by LACAHS. The Prevention Specialist will:

- Dispense Emergency Rental and Flexible Assistance and Temporary Rental Assistance
- Assess household eligibility for RPHP services and
- Report to the SBCCOG each client requesting assistance
- Support clients in accessing other supportive services (GR, SSI, TLS, CalWorks, CalAIM, and DMH)
- Receive referrals of households at risk of homelessness

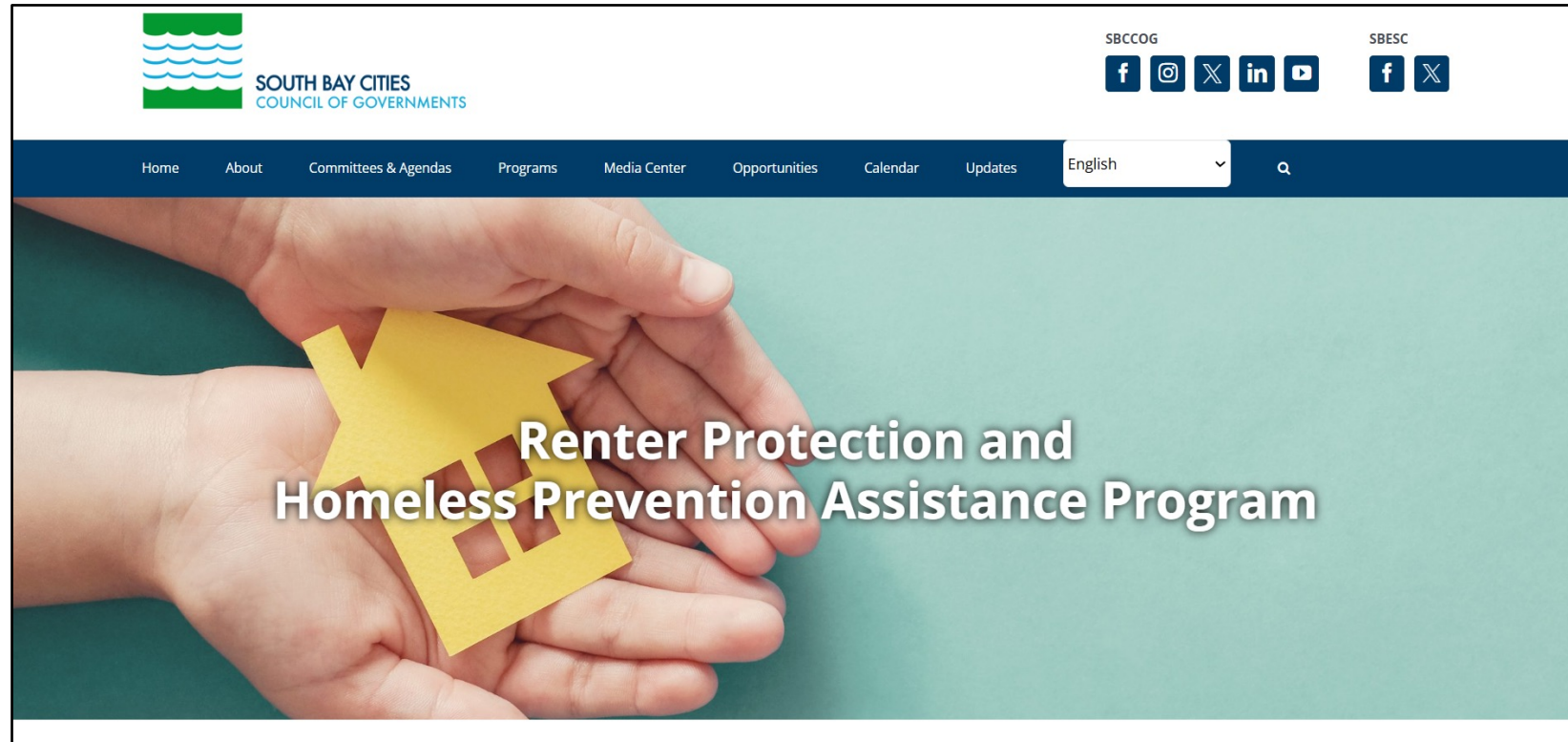
Accept Referrals From:

Torrance  
Gardena  
Carson  
Lomita  
CD15 (except Watts)  
Unincorporated (West Carson)  
Palos Verdes Estates  
Rancho Palos Verdes  
Rolling Hills  
Rolling Hills Estates

Inglewood  
Lawndale  
Hawthorne  
Unincorporated Areas (Alondra Park,  
Lennox/Del Aire, Westmont/West  
Athens)  
Manhattan Beach  
Hermosa Beach  
Redondo Beach  
El Segundo

Gardena

# Access Assistance at sbrenterprotect.com



Program Information

Eligibility/Income Criteria

Documentation Required

SBCCOG Service Provider Applications

- Watt's Labor Community Action Committee (WLCAC)
- St. Margaret's Center

# RPHP Interventions – St. Margaret's Center (2/24/26)

Referrals	
	Total
<b>Referrals Submitted</b>	<b>196</b>
Referrals Processed	138
<b>Referral Outcomes</b>	<b>138</b>
Resolved with no assistance required	3
No longer seeking assistance	5
Pending - Further evaluation and follow-up scheduled	19
Closed unresolved   Time exceeded*	33
Ineligible- Referred to 3rd party services	51
No response / closed	13
Approved – Referral processed to assistance	14

\* Participants are removed from the queue if they do not respond within 72 hours after three phone call attempts.

Assistance	
	Total
<b>Program Enrollment</b>	<b>12</b>
Emergency Rental & Flexible Financial Assistance	12*
Temporary Rental Assistance	0
<b>Assistance Disbursed</b>	<b>\$76,722.34</b>
Rental Assistance	\$3,350.00
Rental Arrears	\$52,989.01
Utility Arrears	\$11,150.03
Transportation-Related Expenses	\$4,933.3
Security Deposits	\$4,359.00

\* A total of 14 referrals have been processed to assistance. 12 have officially received assistance and 2 are pending check approval.

## Questions & Comments?

SBCCOG RPHP Staff

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[Cathy@southbaycities.org](mailto:Cathy@southbaycities.org)

[KevinU@southbaycities.org](mailto:KevinU@southbaycities.org)

Access Assistance at [sbrenterprotect.com](http://sbrenterprotect.com)

# Annual Local Solutions Fund (LSF)

- SBCCOG Annual Measure A Homeless Allocation FY26-27 = \$3,173,701 (~\$100k more than last year)
- We will need to approve LSF Budget by April 13 Steering in order for County to execute contract in time for July 1 start date.

	SBCCOG	City
February 27		Cities submit new proposals to SBCCOG
Month of March	SBCCOG works with cities to develop LSF Budget and tactical game plan for FY26-27	
April 13 and April 23	SBCCOG Steering Approves Budget and submitted to County. Steering report to Board. Staff begins City/Provider MOUs	
May 11 and 28	SOWs and MOUs to Steering and approved by Board	Agendize for approval at City Council, if needed
June 30th	County executes SOW with SBCCOG	

## Projects Funded This Past Year

### Case Management Programs

Inglewood Coordinator

Gardena Coordinator

Hawthorne Case Management

Beach Cities Case Management (HERO)

Housing Focus Case Management (all other cities)

### Subsidy Programs

Client Aid

Time Limited Subsidy

### Shelter and Homeless Housing Programs

SRO Leasing (Torrance and Redondo Beach)

Torrance Shelter Costs

Inglewood Crisis Beds

Motel Beds (multiple cities)

SHARE Housing to Employment (region-wide)

- Will continue most projects into FY26-27
- This budget supported 500 people off the streets a year.
- Last PIT Count South Bay Cities < 1,000 People on the streets
- Unfunded projects of interest from some of our cities include:
  - Safe Parking
  - Mental Health Clinicians
  - Alternative Crisis Response

# Opioid Funding for Certain Homeless Programs

- A Nor Cal city is getting up to \$898k a year!
- Ask: Need Opioid Settlement Summary from your city:

Opioid Settlements - Payments Received and Scheduled												
	FY	Allergan	CVS	Janssen	McKinsey	Teva	Walgreens	Walmart	Distributor	Kroger	Total Abatement Funds Paid	Total Payment Received
		July	July	June	no further payments expected	July	April Except 36-37= January	August	July	June		
Completed	22-23			\$120,482.94					\$208,250.04		\$328,732.98	\$328,732.98
Completed	23-24			\$63,449.61					\$140,440.26		\$203,889.87	\$203,889.87
Completed	24-25	\$74,667.99	\$77,402.51	\$99,417.30	\$27,402.82	\$67,910.73	\$118,105.59	\$319,525.90	\$113,737.95		\$898,170.79	\$898,170.79
Completed	25-26	\$36,708.33	\$67,974.17	\$110,002.00		\$33,429.93		\$4,294.70	\$113,737.95	\$27,997.59	\$394,144.67	\$394,144.67
Projected	25-26			\$20,085.19			\$33,600.47				\$53,685.66	
Projected	26-27	\$36,708.33	\$67,974.17	\$20,085.19		\$33,429.93	\$33,600.47	\$4,294.70	\$114,772.42		\$310,865.21	
Projected	27-28	\$36,708.33	\$67,974.17	\$20,085.18		\$33,429.93	\$33,600.47	\$4,294.70	\$94,245.09		\$290,337.87	
Projected	28-29	\$36,708.33	\$68,156.19	\$25,501.19		\$33,429.93	\$33,600.47	\$4,294.70	\$140,347.09		\$342,037.90	
Projected	29-30	\$36,708.33	\$64,760.17	\$25,501.19		\$33,429.93	\$50,904.65		\$140,347.09		\$351,651.36	
Projected	30-31		\$61,364.16	\$25,501.19		\$33,429.93	\$50,904.65		\$140,347.09		\$311,547.02	
Projected	31-32		\$61,310.26			\$33,429.93	\$50,904.65		\$118,140.78		\$263,785.62	
Projected	32-33		\$61,310.26			\$33,429.93	\$50,904.65		\$118,140.78		\$263,785.62	
Projected	33-34					\$33,429.93	\$50,904.65		\$118,140.78		\$202,475.36	
Projected	34-35					\$33,429.93	\$50,904.65		\$118,140.78		\$202,475.36	
Projected	35-36					\$33,429.93	\$50,904.65		\$118,140.78		\$202,475.36	
Projected	36-37						\$50,904.65		\$118,140.78		\$169,045.43	
Projected	37-38								\$118,140.78		\$118,140.78	
Projected	38-39								\$118,140.78		\$118,140.78	
Projected	39-40										\$0.00	

## Opioid Funding for Certain Homeless Programs

- SBCCOG will work with your city on programming strategy for these funds
- We are still gathering information on what programs can be funded
- Ask: Hold off on finalizing programming until we have had a chance to discuss with your staff

## Executive Committee Update

- Councilmember Kaluderovic presented a Regional Action Plan at the last ECHRA meeting
- The Action Plan clarified roles for cities and counties. It also clarified roles for system component ie mental health, outreach, etc.. (we will be sending an executive summary)
- Important for the County to understand the roles cities are playing in homeless services and matching funding to the level of effort exerted by cities and cogs
- Next meeting: presentation on how cities are tackling homelessness thru Measure A and their own city funding.

ECHRA = Advisory and Accountability Body for Measure A

Members:

Supervisor Horvath

Supervisor Barger

Mayor Bass

Councilmember Raman

Hafsa Kaka (Governor)

Councilmember Kaluderovic (Redondo)

Councilmember Loa (Palmdale)

Mayor Shevlin (Monrovia)

Councilmember Perez (Norwalk)