



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

FESIA A. DAVENPORT
Acting Chief Executive Officer

December 8, 2020

To: Supervisor Hilda L. Solis, Chair
Supervisor Holly J. Mitchell
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Fesia A. Davenport
Acting Chief Executive Officer

Otto Solórzano, Acting Director
Workforce Development, Aging and Community Services

Board of Supervisors
HILDA L. SOLIS
First District

HOLLY J. MITCHELL
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

CREATING A COMPREHENSIVE PLAN AND RECOMMENDATIONS TO ADDRESS THE NEEDS OF HOMELESS OLDER ADULTS IN LOS ANGELES COUNTY (ITEM NO. 4, AGENDA OF FEBRUARY 18, 2020 AND ITEM NO. 24, AGENDA OF MAY 26, 2020)

On February 18, 2020, the Board of Supervisors (Board) directed the Chief Executive Officer (CEO), along with the Department of Workforce Development, Aging and Community Services (WDACS), in collaboration with the Los Angeles Homeless Services Authority (LAHSA), the Los Angeles County Development Authority (LACDA), the Los Angeles Commission on Older Adults (LACOA), the Department of Mental Health (DMH)/Office of the Public Guardian, the Department of Health Services (DHS), the Department of Public Social Services (DPSS), the Department of Parks and Recreation, the Department of Beaches and Harbors, the Department of Consumer and Business Affairs (DCBA)/Office of Immigrant Affairs, the Sheriff's Department (LASD)/Homeless Outreach Services Teams, the Department of Regional Planning (DRP), and any other relevant County entities and key stakeholders to report back in 120 days with a comprehensive plan and recommendations to prevent and combat homelessness among older adults. On May 26, 2020, the Board also directed the CEO-Homeless Initiative (CEO-HI) to include unions and churches as a resource to continue to support housing for the homeless. The 10 directives are as follows:

1. Whether current Measure H funding could be targeted specifically for older adults at risk of homelessness or experiencing homelessness;

"To Enrich Lives Through Effective And Caring Service"

2. Needed services that promote greater housing stability among low and medium-income older adults, such as rental assistance, housing repairs/upgrades, assistive devices, and interim housing that address the cognitive and/or special needs of older adults;
3. Proposed increases to short, medium, and long-term housing stock, including interim housing and permanent supportive housing that is equipped to accommodate the unique needs of older adults;
4. Recommendations to incentivize development and use of Accessory Dwelling Units, cohousing, and other multi-generational housing options, including the possibility of shared housing for older adults, so that issues of isolation are addressed;
5. Needed updates to the County General Plan, zoning ordinances, and other land-use policies;
6. Guidelines within all County programs to ensure that case management services for older adults experiencing homelessness or at-risk of homelessness are multi-lingual and culturally competent;
7. Develop data-sharing via robust public-facing dashboards that target and track older adult data and services across these efforts;
8. A plan for engaging the Aging and Homeless Services Networks to inform the development and implementation of proposed strategies;
9. Recommendations, including specific targets, for how existing County homeless prevention and response programs can be expanded to serve additional older adults who are at risk of homelessness or are experiencing homelessness; and
10. Moving forward, promoting the consideration of the unique needs of older adults who are at risk of homelessness or are experiencing homelessness when designing and implementing programs related to combating homelessness.

Prior to adoption of this motion, CEO-HI convened a Homeless Older Adults Workgroup, which consists of various County departments, the Los Angeles City Department of Aging, homeless service providers, senior service providers, and other older adult stakeholders that have been meeting regularly since January 2018. To respond to the February 18, 2020 motion, the Workgroup was expanded to include additional County departments and stakeholders. The expanded Workgroup met six times to discuss and develop a comprehensive response to this motion. The first response to the motion was submitted to the Board on August 3, 2020. This is the second and final response to this motion.

Background

There are approximately 15,000 older adults (age 55 and older) who experience homelessness on any given day in Los Angeles County, including approximately 6,000 who are age 62 and older (2020 LAHSA Homeless Count). Various factors such as housing insecurity, increasing healthcare costs, and other economic stressors can lead older adults into homelessness. Due to these factors, homelessness among older adults has increased

Each Supervisor
December 8, 2020
Page 3

20 percent since 2017. Addressing the needs of homeless older adults will require that long-term solutions are implemented through coordinated and intensive efforts by local jurisdictions and community partners.

The attached report is a compilation of the responses to the 10 directives. In addition, the report contains updates on the five recommendations from the Workgroup (beyond the 10 directives) to further improve access to permanent housing and supportive services that were identified in the August 3, 2020 report to the Board.

Should you have any questions concerning this report, please contact Phil Ansell, Director of the Homeless Initiative, at (213) 974-1752 or pansell@ceo.lacounty.gov; or Otto Solórzano, Acting Director, Workforce Development, Aging and Community Services, at (213) 738-2617 or osolorzano@wdacs.lacounty.gov.

FAD:JMN:OS:TJM
PA:JR:RM:tv

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Sheriff
Beaches and Harbors
Consumer and Business Affairs/Office of Immigrant Affairs
Health Services
Los Angeles County Development Authority
Mental Health
Parks and Recreation
Public Social Services
Regional Planning
Los Angeles City Department of Aging
Los Angeles Homeless Services Authority

ADDRESSING HOMELESSNESS AMONG OLDER ADULTS

December 2020

TABLE OF CONTENTS

Section I. INTRODUCTION	3
Section II. DESCRIPTION AND UPDATES ON THE 10 DIRECTIVES	4
1. Whether current Measure H funding could be targeted specifically for older adults at-risk of homelessness or experiencing homelessness	4
2. Needed services that promote greater housing stability among low and medium-income older adults, such as rental assistance, housing repairs/upgrades, assistive devices, and interim housing that address the cognitive and/or special needs of older adults	4
3. Proposed increases to short, medium, and long-term housing stock, including interim housing and permanent supportive housing, that is equipped to accommodate the unique needs of older adults	7
4. Recommendations to incentivize development and use of Accessory Dwelling Units, co-housing, and other multi-generational housing options, including the possibility of shared housing for older adults, so that issues of isolation are addressed	9
5. Needed updates to the County General Plan, zoning ordinances, and other land use policies	10
6. Guidelines within all County programs to ensure that case management services for older adults experiencing homelessness or at-risk of homelessness are multi-lingual and culturally competent	12
7. Develop data-sharing via robust public-facing dashboards that target and track older adult data and services across these efforts	13
8. A plan for engaging the Aging and Homeless Services Networks to inform the development and implementation of proposed strategies	13
9. Recommendations, including specific targets, for how existing County homeless prevention and response programs can be expanded to serve additional older adults who are at-risk of homelessness or are experiencing homelessness	14
10. Moving forward, promoting the consideration of the unique needs of older adults who are at-risk of homelessness or are experiencing homelessness when designing and implementing programs related to combating homelessness	16
Section III. ADDITIONAL WORKGROUP RECOMMENDATIONS	18

SECTION I. INTRODUCTION

On February 18, 2020, the Board of Supervisors (Board) instructed the Chief Executive Officer (CEO) and the Department of Workforce Development, Aging and Community Services (WDACS), in collaboration with the Los Angeles Homeless Services Authority (LAHSA), the Los Angeles County Development Authority (LACDA), the Commission on Older Adults (LACOA), the Department of Mental Health (DMH) and the Office of the Public Guardian, the Department of Health Services (DHS), the Department of Public Social Services (DPSS), the Department of Parks and Recreation, the Department of Beaches and Harbors, the Department of Consumer and Business Affairs (DCBA)/Office of Immigrant Affairs, the Sheriff's Department (LASD), the Department of Regional Planning, other relevant County entities, and key stakeholders to report back with a comprehensive plan and recommendations to prevent and combat homelessness among older adults.

Prior to this motion, the CEO-Homeless Initiative (CEO-HI) had been convening a Homeless Older Adults Workgroup, which consisted of various County Departments, Los Angeles City Department of Aging, homeless service providers, older adult service providers, and other homeless older adult stakeholders, which has been meeting regularly since January 2018. The CEO submitted reports to the Board regarding the Workgroup's recommendations and progress on August 15, 2018; November 15, 2018; March 15, 2019; and October 1, 2019.

To respond to the February 18, 2020 motion, the Workgroup was expanded to include additional County Departments and stakeholders. The expanded Workgroup has met six times in response to this motion. A report was submitted in response to the February 18, 2020 motion on August 3, 2020. This is the second and final response to the motion.

SECTION II. DESCRIPTION AND UPDATES ON THE 10 DIRECTIVES

This section contains updates to the 10 Directives since the August 3, 2020 Board Report was submitted.

1. Whether current Measure H funding could be targeted specifically for older adults at-risk of homelessness or experiencing homelessness

Eligible adults 55+ have full access to Measure H-funded programs serving adults, including, but not limited to Interim Housing (Strategy B7), Rapid Re-Housing (Strategy B3), Permanent Supportive Housing (PSH) (Strategy D7), Housing Navigation (Strategy E7), and Homelessness Prevention (Strategy A5).

Due to the reduction in Measure H sales tax revenue and subsequent reductions to Measure H-funded strategies, further scaling of housing resources through Measure H for older adults is not feasible at the present time. Moreover, the volume of older adults experiencing homelessness in Los Angeles County and accessing Measure H-funded programming requires a strategy that ensures the needs of older adults are effectively addressed within the broader Los Angeles County homelessness response system, rather than a fully-scaled inventory of older adult-specific housing. Available data shows that the number of older adults who receive homeless services is generally proportionate to the share of older adults within the overall population of people experiencing homelessness, so the key is ensuring that those services are delivered in a manner which is as effective as possible for older adults.

2. Needed services that promote greater housing stability among low and medium-income older adults, such as rental assistance, housing repairs/upgrades, assistive devices, and interim housing that address the cognitive and/or special needs of older adults

WDACS' Area Agency on Aging (AAA)

WDACS administers the following supportive services for older adults:

- Linkages: The goal of the Linkages Program is to prevent premature or inappropriate institutionalization of frail older adults and dependent adults age 18 years and older, by providing comprehensive care management services. Care managers connect clients with a full range of appropriate

services and available funding sources. The Linkages program is funded by disabled parking ticket violations.

- Family Caregiver Services Program: This program provides assistive devices, caregiver assessment, caregiver case management, caregiver counseling, caregiver legal resources, caregiver support groups, caregiver training, community education, emergency cash/material aid, home adaptations, information and assistance, outreach, public information on caregiving, respite homemaker assistance, respite in-home personal care, respite in-home supervision, and respite out-of-home day care.
- Legal assistance: This program provides older adults with assistance in legal matters related to estate and care planning, which helps low-income older adults stay in their housing.
- Disease Prevention and Health Promotion: These programs prevent or delay chronic conditions and promote health for older adults.
- Health Insurance Counseling and Advocacy Program (HICAP): This program provides services that include free assistance with Medicare, Medi-Cal, long-term care insurance, planning for long-term care needs, and other health insurance-related issues. HICAP also provides legal assistance or legal referrals in dealing with Medicare or long-term care insurance.
- Supportive Services Program (SSP): This program assists older adults to remain independent in their homes and communities by providing Alzheimer's day care, case management, homemaker information and assistance, in-home respite, and personal care.
- Nutrition Services: WDACS provides nutritious meals to older adults at congregate meal sites and home-delivered meals to frail older adults. All meals are currently home-delivered as WDACS temporarily suspended congregate meals during the pandemic.

DPSS – In-Home Supportive Services (IHSS)

LAHSA, DPSS, and DMH are coordinating an IHSS Expedited Application process for clients in interim housing who need IHSS services, in coordination with the PASC Homecare Registry. Clients can choose a family-member or friend to be their IHSS provider. When the client does not have a care provider, PASC matches clients in need of assistance with IHSS providers in need of employment. IHSS consumers must find, hire, train and supervise their IHSS providers; these requirements can be

barriers for older adults in obtaining an IHSS service provider. This project, launched on April 29, 2020, reduces barriers by matching consumers with available providers and the consumer hires the provider. It is the goal of this project to ensure clients have their IHSS provider support them into their future housing. As of November 13, 2020, DPSS has received 122 referrals through the expedited IHSS process; 33 applications have been approved and 24 are pending.

Project Roomkey

Los Angeles County and LAHSA are administering interim housing sites, in the form of hotels/motels, as part of the statewide Project Roomkey (PRK) Initiative. PRK serves people experiencing homelessness, specifically those at greatest risk of hospitalization or death if they contract COVID-19, including persons ages 65 and older and/or persons living with serious chronic health conditions.

- WDACS' AAA Services: WDACS and LAHSA have formalized a referral process and service integration between AAA case management services and PRK sites. Under this partnership, WDACS will promote greater housing stability among low-income older adults and provide case management services and transportation services. As of October 2020, nearly 150 PRK clients have been referred for AAA case management services.
- IHSS: As referenced previously, DPSS rapidly expanded its IHSS Expedited Application process for interim housing to include PRK as of April 29, 2020. As of October 21, 2020, 24 clients had been approved and 29 were pending.
- IHSS Bridge Program: The IHSS bridge program was put in place to support PRK clients in need of IHSS by providing a temporary caregiver and case management to assist them in locating a permanent IHSS caregiver. DHS and LAHSA are partnering with Libertana (the contractor) to administer these services. Libertana will also assist in transfers to other appropriate care settings as required. Participants in the program must either be applying for IHSS or are assumed to meet the IHSS criteria but are ineligible due to their Medi-Cal enrollment status.
- Health Homes Program (HHP) Pilot: LAHSA and Partners in Care Foundation are conducting a pilot to bring Health Home support to clients in PRK. The HHP is designed to serve eligible Medi-Cal beneficiaries with complex medical needs and chronic conditions who may benefit from enhanced care management and care coordination. The HHP coordinates the full range of physical health, behavioral health, and community-based long-

term care services and support needed by eligible beneficiaries. The program is in the initial implementation stage. The workflow has been established and referral forms have been distributed to the first site.

- 5X5 Pilot: LAHSA, DMH, DHS, and DPH are collaborating to pilot the use of the 5X5 risk assessment tool in two PRK sites. The 5X5 tool was developed by DHS and has been used extensively by DHS medical staff and Intensive Case Management Services (ICMS) providers to gain information about the physical and mental acuity of clients. PRK site operators are conducting the assessments and LAHSA, DMH, DHS, and DPH are engaging in case conferences to determine the most appropriate housing intervention for PRK clients.

Recovery Re-Housing

As part of the COVID-19 Recovery Plan, LAHSA has designed and is currently implementing a new integrated permanent housing service model (called Recovery Re-Housing) that combines multiple service pathways intended to address the multitude of service and rental subsidy needs among COVID-vulnerable persons including PRK participants. Recovery Re-Housing slots have been funded at a level that ensures all PRK residents, as well as other COVID-vulnerable persons who are not enrolled at a PRK site, are linked to a permanent housing subsidy and appropriate level of service intensity. The three pathways include Problem-Solving (one-time or limited financial assistance), Recovery Re-Housing (a progressive assistance model similar to Rapid Re-Housing), and Recovery Bridge (a full, time-limited rental subsidy targeted for PSH candidates awaiting a non-time limited PSH subsidy). LAHSA released Recovery Re-Housing contracts in September 2020, at which point contractors began ramping up services. Countywide, LAHSA projects that at least 4,900 COVID-vulnerable persons, with older adults comprising a substantial portion, will be permanently housed through funding currently allocated for the Recovery Re-Housing model.

3. Proposed increases to short, medium, and long-term housing stock, including interim housing and permanent supportive housing, that is equipped to accommodate the unique needs of older adults

In response to an April 14, 2020 Board motion, the CEO-HI recently issued three Board reports, which are relevant to this Directive:

- The May 15, 2020 preliminary report by research team D. Culhane, R. Kuhn, A. Perry and M. Stevens entitled, "Older Adults Sheltered Under Project Roomkey: A Client Population Profile and Recommended Approach to Ensure Retention of Housing through the Coming Transition Period";

- The June 23, 2020 follow-up report entitled, “What It Will Cost to Ensure Housing for Vulnerable Older Adults” with information on the projected increase in the older adult homeless population in Los Angeles over the next five years; and
- The September 21, 2020 final report entitled, “A Roadmap for Phased Implementation of an Older Adult Housing Pilot in Los Angeles County,” which provides a multi-year framework for a program targeting homeless older adults, age 65+.

The September 21, 2020 report identified nearly 4,800 Los Angeles older adults experiencing homelessness age 65+ in need of housing in Fiscal Year 2020-2021. This number will grow cumulatively to almost 13,000 by 2024-25. The authors propose four housing options to meet older adults’ housing needs: enriched residential care, PSH, housing allowance/subsidy and housing choice voucher or equivalent.

The California Housing Partnership (CHP) has conducted an older adult housing analysis (see Appendix #1: *2020 Los Angeles County Older Adults: Housing Needs Report*), which provides additional information. CHP reports that Los Angeles County has over 43,000 affordable homes for older adults administered and subsidized by federal, state, and county programs and financing mechanisms. Los Angeles County has 484,363 renter households with at least one individual age 60+, with 342,839 of these renter households having one or more individuals age 65+. CHP segmented older adult renter households by income level for an analysis of the available supply of affordable rental homes. This analysis shows that more than half of lower-income renter households with residents age 60 or older do not live in an affordable home. Out of the total of renter households, there are 220,525 Los Angeles lower-income renter households with an age 60+ individual and 113,710 lower-income renter households with one or more individuals age 65+. Federal and state financing has decreased for the development of affordable homes for older adults. The shortfall problem is projected to worsen over the next 10 years; greater numbers of federal- and state-subsidized affordable rental homes for older adults, risk conversion to market rate.

4. Recommendations to incentivize development and use of Accessory Dwelling Units, co-housing, and other multi-generational housing options, including the possibility of shared housing for older adults, so that issues of isolation are addressed

In response to the lack of available housing and the need to address loneliness among older adults, several organizations have created programs to increase the availability of Accessory Dwelling Units (ADUs) and shared housing options.

Accessory Dwelling Units

The City of Los Angeles' "LA ADU Accelerator" Program pilot pairs older adults who are housing insecure with homeowners willing to provide a stable home by offering ADUs as affordable rentals. As an incentive to develop and utilize ADUs, homeowners receive benefits such as qualified tenant referrals, tenant case management, and stable rental payments. This pilot serves as an opportunity to test targeted services for ADU homeowners and older adult tenants and to inform efforts to expand an ADU initiative focused on older adults at-risk of homelessness to other areas. More information can be found on the following website: <https://adu.lacity.org/>.

Shared Housing

As mentioned in the August 3, 2020 report in response to this motion, several pilots are underway or in the planning stages throughout Los Angeles County aimed at testing new strategies for utilizing shared housing as a high-quality and cost-effective solution for older adults experiencing homelessness and those needing rental income, companionship, and/or help around the house.

- The South Bay Cities Council of Governments, in partnership with Silvernest, an online platform, launched "Home Share South Bay". The program matches homeowners with spare rooms in their homes with home seekers/tenants seeking affordable housing in the South Bay in exchange for rent and/or household chores. The pilot program will facilitate homeowner-tenant matches and cover the cost of a six-month membership to Silvernest services for a limited number of homeowners. The program will also provide free background checks for a limited number of home seekers. Silvernest services include developing and listing a profile, securely messaging potential matches, building a customizable lease, automating rent payments, and offering insurance coverage to both homeowners and tenants. More information can be found on the following website: <https://silvernest.com/SouthBay>.
- LA Family Housing (LAFH) is operating a pilot program with funding from the Conrad N. Hilton Foundation aimed at incentivizing landlords and

other stakeholders to explore shared housing options with older adults. The pilot's goal is to generate new units and spaces for older adults by incentivizing landlords/homeowners to split leases/work with people referred through the program, as well as to incentivize older adults to utilize this intervention. LAFH is concurrently developing a shared housing application intended to facilitate the matching process for shared housing participants - looking at both the needs and personality traits that could help ensure successful matches.

- ONEgeneration, based in Reseda, is in the planning stages of a shared housing pilot to match Pierce College students with older adults who have an extra room and might need additional income, companionship, or help around the house.

LAHSA is collecting information from the home sharing programs operating in other communities to identify the feasibility and critical design elements of a home sharing model for Los Angeles County. The outcomes, data, and experiences from each of these pilots will inform the scaling of a shared housing strategy across Los Angeles County.

5. Needed updates to the County General Plan, zoning ordinances, and other land use policies

The Department of Regional Planning (DRP) has developed the following five ordinances to increase housing choice, affordability, and livability in the unincorporated areas of Los Angeles County:

- a. Inclusionary Housing Ordinance:** The Inclusionary Housing Ordinance (IHO) ensures the production of affordable units in new developments by establishing affordable housing set-aside requirements on residential projects that meet certain criteria. These requirements are set at a level that can be supported on a financially feasible basis, as determined through an economic feasibility study. On April 29, 2020, the Regional Planning Commission (RPC) unanimously recommended approval of the IHO. On August 4, 2020, the Board of Supervisors closed the public hearing and indicated its intent to approve the IHO. On November 10, 2020, the Board of Supervisors adopted the Inclusionary Housing Ordinance, which becomes effective on December 14, 2020.
- b. Interim and Supportive Housing Ordinance:** The Interim and Supportive Housing Ordinance (ISHO) will ensure compliance with State law regarding shelters, transitional housing, and supportive housing, as well as other housing types for specific populations. ISHO includes local policies to further encourage development of shelters, transitional housing, and supportive

housing and to aid the County's efforts to provide solutions to vehicle living. The draft ISHO has several components, including proposals to: allow accessory shelter use by-right in appropriate zones; offer reduced parking requirements for shelters; enable and streamline conversion of hotels and motels to transitional housing or shelters in zones that permit multifamily and mixed use; and add standards for safe parking lots. On July 22, 2020, the RPC unanimously recommended approval of the ISHO. On November 10, 2020, the Board of Supervisors closed the public hearing and indicated its intent to approve the ISHO.

- c. Affordable Housing Preservation Ordinance:** The Affordable Housing Preservation Ordinance (AHPO) considers a variety of strategies, including the regulation of condominium conversions, mobile home park closures, and one-for-one replacement policies. Affordable housing preservation seeks to maintain the supply of lower-cost housing to avoid displacement of tenants or the loss of affordable units due to new development. On July 29, 2020, the RPC unanimously recommended approval of the AHPO. On November 10, 2020, the Board of Supervisors closed the public hearing and indicated its intent to approve the AHPO.
- d. By-Right Housing Ordinance:** The By-Right Housing Ordinance (BRHO) will streamline multi-family residential developments by allowing "by-right" development in certain zones. The By-Right Housing Ordinance will also include additional policies to further incentivize and streamline multifamily residential developments. "By-right" development is exempt from the California Environmental Quality Act (CEQA) and no public hearing is required. Allowing multi-family residential developments "by-right" where appropriate and streamlining the review process can help property owners and developers save time and money, which in turn helps increase housing production. On June 17, 2020, the RPC unanimously recommended approval of the BRHO. On September 29, 2020, the Board of Supervisors closed the public hearing and indicated its intent to approve the BRHO.
- e. Accessory Dwelling Unit Ordinance Update:** On January 1, 2020, new State laws for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) took effect which rendered the County's ADU Ordinance null and void. An ADU, also known as a "granny flat" or "in-law unit", is a dwelling unit that is either attached to, located within the existing living area of, or detached from and located on the same lot as a single-family or multi-family residential building. A JADU is a dwelling unit that is no more than 500 square feet in size and contained entirely within a single-family residence. ADUs and JADUs can be a source of rental income for homeowners or provide additional living space for family members or caregivers. On April 29, 2020, the RPC unanimously recommended approval of the update to

the ADU Ordinance, which incorporates recent changes to the State ADU law. On August 4, 2020, the Board of Supervisors closed the public hearing and indicated its intent to approve the ADU Ordinance Update. On October 13, 2020, the Board of Supervisors adopted the ADU Ordinance Update, which became effective on November 12, 2020.

Housing Element of the General Plan

DRP is currently updating the Housing Element of the General Plan for 2021-2029. All 197 jurisdictions within the Southern California Association of Governments (SCAG) region are also undertaking this process. The County's Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs, through a series of goals, policies, and implementation programs. DRP anticipates a public hearing for the Housing Element Update before the Board in the summer/fall of 2021.

6. Guidelines within all County programs to ensure that case management services for older adults experiencing homelessness or at-risk of homelessness are multi-lingual and culturally competent

The COVID-19 health crisis and 2020 civil unrest are important reminders of the need to understand and remove implicit biases and barriers that may impact the design and delivery of equitable services that promote self-sufficiency, dignity, and quality of life for an important and growing segment of the County's aging population – immigrant older adults. The Office of Immigrant Affairs (OIA), in consultation with CEO and WDACS, has developed a survey for County departments that provide services to older immigrant adults. The survey will allow OIA to inventory existing services for older immigrant adults, while providing a preliminary assessment of the accessibility of existing services in regards culture, language and immigration status. The survey is the first step in the process of OIA supporting County departments to apply an immigrant lens to eliminate barriers that immigrant seniors may face in accessing services. Selected County departments and programs will receive an email invitation from the CEO-HI in December 2020 to complete the survey.

7. DEVELOP DATA-SHARING VIA ROBUST PUBLIC-FACING DASHBOARDS THAT TARGET AND TRACK OLDER ADULT DATA AND SERVICES ACROSS THESE EFFORTS

LAHSA has developed a public-facing Older Adults Dashboard (OAD) reflecting critical data elements regarding older adults experiencing homelessness in Los Angeles County and their experience and outcomes in the Los Angeles County homelessness response system. LAHSA released the first iteration of the dashboard in October 2020, which includes Homeless Management Information System (HMIS) and Homeless Count data that will be updated on a continuous basis.

The OAD includes various data elements, such as: (1) demographic information including age (within the broader older adult age group), race, ethnicity, gender, and veteran status; (2) Coordinated Entry System survey scores; (3) service pathways; (4) homeless services system exit destinations; (5) permanent housing placements; and (6) returns to homelessness. Future iterations of the dashboard will integrate older adult participant data from DHS programs and provide comparisons among homelessness response system data. The dashboard and other information can be found at the following weblink: <https://www.lahsa.org/data?id=49-older-adult-55->.

In addition, LAHSA produced a one-page document based on of the 2020 Homeless Count, entitled “Older Adults Experiencing Homelessness” that contains useful statistics on the homeless older adult population (see Appendix #2).

8. A PLAN FOR ENGAGING THE AGING AND HOMELESS SERVICES NETWORKS TO INFORM THE DEVELOPMENT AND IMPLEMENTATION OF PROPOSED STRATEGIES

A Service Plan Area (SPA)-specific cross-sector collaborative approach can be used to engage aging and homeless services networks in the development and implementation of a comprehensive plan to combat older adult homelessness. The cross-sector model, developed by five Los Angeles organizations – the Corporation of Supportive Housing (CSH), WDACS, the Los Angeles Aging Advocacy Coalition (LAAAC), Shelter Partnership, and LAHSA - helps older adult homeless services organizations work effectively together in SPA-specific workgroups.

Building off the successes from the SPA 2 and 7 cross-sectoral collaborations, CSH applied for and received a grant to expand cross-sectoral collaborations to the other SPAs. The one-year grant from Cedars-Sinai Medical Center has enabled the engagement of aging and homeless services networks beyond SPAs 2 and 7

to build this cross-sector approach in the other Los Angeles SPAs (1, 3, 4, 5, 6 and 8). Launched on October 6, 2020 by CSH, in coordination with LAHSA, Shelter Partnership, and United Way of Greater Los Angeles (UWGLA), the first session provided an overview of the Los Angeles older adult landscape - including a draft of a comprehensive plan to address older adult homelessness - for all six SPAs. SPA-specific sessions will be held virtually for each SPA (one per SPA). A final session will reunite representatives from all eight SPAs (the six newly engaged SPAs plus SPAs 2 and 7) to share lessons learned, partnerships, and referral relationships created. The work will culminate in recommendations for a model that aligns the older adult and homeless services sectors more effectively to address older adult homelessness. Preliminary recommendations from the work of SPAs 4, 5 and 6 will be issued in July 2021, followed by a final report in January 2022 that will address all eight SPAs.

9. RECOMMENDATIONS, INCLUDING SPECIFIC TARGETS, FOR HOW EXISTING COUNTY HOMELESS PREVENTION AND RESPONSE PROGRAMS CAN BE EXPANDED TO SERVE ADDITIONAL OLDER ADULTS WHO ARE AT-RISK OF HOMELESSNESS OR ARE EXPERIENCING HOMELESSNESS

Home Safe Program (HSP)

In August 2019, WDACS began partnering with LAHSA to implement the State's HSP to assist APS clients who are at-risk of becoming homeless due to financial hardship or self-neglect. WDACS received \$2.6 million from the State to implement the HSP through June 2021. WDACS and LAHSA are working together on outreach to clients who are depriving themselves of necessities such as food and medications to pay rent and avoid eviction. Since implementation on August 15, 2019, WDACS has submitted a total of 320 referrals for individuals who are at imminent risk of homelessness for HSP Prevention assistance. In addition, WDACS has submitted a total of 192 referrals for individuals who are currently experiencing homelessness to the Coordinated Entry System (CES).

WDACS and LAHSA have made three recent program modifications to increase enrollment, which have been largely successful:

- Rent Burden Criteria: The State has broadened the criteria to qualify for the program, so the following categories of clients are now eligible for HSP:
 - Client who has been notified of an imminent rental increase that client cannot afford;
 - Client who is at least one month behind on rent or utilities;
 - Client is not buying food and/or medicine to pay rent.

- Reverse Referrals: Initiated by HSP Prevention Program providers – clients who might qualify for APS and are at-risk of homelessness are also being referred to APS.
- Outreach: Ongoing meetings with APS Field Offices and LAHSA are conducted bi-weekly with all HSP Prevention service providers.

These strategies have increased the number of Home Safe Program enrollments to more than 150 in one year, and it is anticipated that 373 at-risk individuals will be served by June 2021.

Shallow Subsidy for Older Adults

The Shallow Subsidy rental assistance program for older adults serves participants who are 62+ who are enrolled in homelessness prevention services, experiencing a rent burden of 60 percent or more, and in need of on-going rental assistance. LAHSA launched the pilot in May 2019 as a long-term homelessness prevention program for older adults and has set aside 20 percent of all Shallow Subsidy funds to assist participants who are 62+. Shallow Subsidy enrollees are eligible for rental assistance up to 35 percent of the rental amount for a maximum of five years. There are currently 81 older adults receiving a Shallow Subsidy as of October 30, 2020.

The Salvation Army has done considerable outreach to providers to spread awareness of the program. LAHSA has also done substantial outreach including:

- Educating all rapid rehousing providers about the program;
- Hosting regular meetings with community partners to explain the program; and
- Making presentations to older adult service providers, faith-based organizations, non-profits, and advocacy entities that serve older adults.

Homelessness Prevention Program

LAHSA also has a prevention program that provides services and financial assistance to all populations including older adults. The program serves individuals whose income falls below 50 percent Area Median Income (AMI) and formerly homeless Section 8 holders with income up to 80 percent of AMI. As of June 30, 2020, there were 198 persons age 60+ being served through the Prevention Program.

Problem-Solving

LAHSA's Problem-Solving intervention is a response to the increasing need to prevent people from falling into homelessness and to provide innovative approaches to divert people out of homelessness. The implementation began in

November 2019. Problem-Solving is a humanistic approach that attempts to reduce system in-flow by preventing homelessness or shortening episodes of homelessness when possible. This person-centered, short-term housing intervention assists clients in maintaining their current housing or identifying an immediate and safe housing alternative either independently or within their own social network. If clients cannot avoid falling into homelessness or exit from homelessness with support from their own resources or network, they are given a one-time subsidy to ensure the client is housed.

From July 1, 2020 through November 18, 2020, Problem-Solving has served 5,871 unique households of all ages with at least one Problem-Solving conversation. Of those served, 647 households resolved their housing crisis without additional Coordinated Entry System support and 98 (or 20%) of the resolved households used one-time financial assistance. Of the 5,871 conversations, 646 were with clients age 60+. Of the 646 clients served, 93 resolved their housing crisis.

ONEgeneration Angel Fund

The ONEgeneration Angel fund has served over 100 older adults and adults with disabilities since December 2019. ONEgeneration's Angel Fund was replenished in March 2020 and is still working in partnership with an organization called The Change Reaction to provide one-time-only financial support for older adults including:

- Providing assistance with paying rent due to an unexpected event causing increased expenses such as medical emergency, car repair, etc.;
- Paying security deposit and move-in fees;
- Paying utility bills (Los Angeles Department of Water and Power, Southern California Gas Company) to avoid shut off or to turn back on; and
- Providing grocery gift cards.

10. MOVING FORWARD, PROMOTING THE CONSIDERATION OF THE UNIQUE NEEDS OF OLDER ADULTS WHO ARE AT-RISK OF HOMELESSNESS OR ARE EXPERIENCING HOMELESSNESS WHEN DESIGNING AND IMPLEMENTING PROGRAMS RELATED TO COMBATING HOMELESSNESS

In addition to the coordinated older-adult specific capacity building and training for homeless services providers described in the above response to the first directive, LAHSA, DMH, and DHS will facilitate reviews of contractual requirements for homeless services providers to identify any revisions or enhancements to program designs as a means to better ensure the unique needs of older adults are accounted for in the delivery of publicly-funded services for persons

experiencing homelessness. Concurrent with these reviews, LAHSA, DMH, and DHS will review their Interim Housing Program Standards and make any revisions or enhancements applicable across all three agencies. For any Program Standards developed for other components in the Los Angeles County homelessness response system, an explicit lens towards older adult needs will be utilized. LAHSA, DMH, and DHS will leverage input from the system, research, lived experience, and advocacy partners knowledgeable of the characteristics and needs of older adults experiencing homelessness to support the reviews of Program Standards and contractual requirements.

To inform system planning and program design, LAHSA also convenes and obtains regular input from persons with lived experience of homelessness who serve on the Lived Experience Advisory Board (LEAB). Currently, five of LEAB's 12 members are ages 55 or older and provide critical insight into the needs and experiences of older adults experiencing homelessness.

SECTION III. ADDITIONAL WORKGROUP RECOMMENDATIONS

The Homeless Older Adults Workgroup also discussed other recommendations that did not directly align with the directives in the February 18, 2020 motion. The five proposed recommendations are listed below.

1. Explore Ways to Optimize In-Home Supportive Services (IHSS)

The CEO-HI and its cross-sector partners, including DPSS and the Personal Assistance Services Council (PASC), should continue to explore ways to optimize IHSS for formerly homeless individuals and those transitioning out of homelessness. Vulnerable older adults at-risk of or experiencing homelessness often lack adequate personal care services, which can be a barrier to obtaining or retaining housing. IHSS can be partnered with housing to address this need.

Additional opportunities for maximizing IHSS may include: (1) matching IHSS providers to older adults potentially qualified for IHSS services and in the process of applying for IHSS, so that once approved, these IHSS consumers can hire an IHSS provider when transitioning to permanent housing; (2) offering training to IHSS providers to mitigate the risk of formerly homeless IHSS consumers falling back into homelessness; and (3) exploring the IHSS contract mode.

IHSS can help older adults at-risk of homelessness to sustain their housing, individuals experiencing homelessness to obtain housing, and formerly homeless individuals to stay housed.

2. Expansion of the Program of All-inclusive Care for the Elderly (PACE)

PACE is a Medicare and Medi-Cal program that helps nursing home-eligible older adults, age 55+, meet their health care needs in the community rather than in a nursing home or other facility. PACE provides a health care team, which works with individuals and their families to offer coordinated care and support for the physiological, psychological, and social needs of their participants. PACE provides primary medical care, medical specialists, dental services, medical supplies, pharmaceuticals, home health and home care services, dietitian services, social services, activities, transportation, and many other services.

Two Los Angeles organizations which offer PACE, Alta Med and the Los Angeles Jewish Home Brandman Centers for Senior Care, are working with LAHSA to assess whether vulnerable older adults in PRK or interim housing would benefit from PACE, as they exit to permanent housing. With support from the Conrad N. Hilton Foundation, CSH holds quarterly “Adapting PACE” workgroup meetings to pair PACE with PSH. Workgroup members, including the two Los Angeles PACE organizations, Wakeland Housing and Development Corporation, LAHSA, DHS, and DMH, are collaborating to find four Los Angeles supportive housing facilities that can be combined with PACE.

The County and its cross-sector partners should explore additional ways of pairing PACE with housing for vulnerable older adults transitioning out of homelessness.

3. Advocacy Regarding the State of California Assisted Living Waiver Program

States that participate in Medicaid (Medi-Cal in California) can use Home and Community-Based Services (HCBS) waivers to develop alternatives in a home or community setting for Medi-Cal beneficiaries who would otherwise require care in a nursing facility or hospital. The Assisted Living Waiver Program (ALWP) is a HCBS waiver available in 15 California counties, including Los Angeles, that makes affordable housing with personal and health-related services available to older adults and persons with disabilities. In California, ALWP facilities include Residential Care Facilities for the Elderly and public subsidized housing. Medi-Cal provides reimbursement for the services provided to residents enrolled in the ALWP and the resident is responsible for their own room and board costs. ALWP provides an alternative to long-term placement in a nursing facility, but the program is capped, and all counties have waiting lists.

The County should advocate with the State and the Federal government to:

- increase the number of ALWP slots statewide,
- dedicate a specific number of slots to Los Angeles County, and
- dedicate a percentage of slots for formerly homeless PSH residents who need a higher level of care, such as older adults experiencing homelessness and people with disabilities who need this level of care.

This approach could have the following benefits:

- Provide more appropriate care for PSH residents who need ALWP services in order to avoid a return to homelessness, or institutionalization in a skilled nursing facility.

- Help older adults in PSH maintain their PSH placement through the provision of ALWP support services (such as personal care attendants).
- Increase the number of available PSH slots for people who need and can thrive in PSH, by shifting PSH residents who need assisted living placements to that level of care through the ALWP. The federal government pays 50% of the cost of ALWP through Medi-Cal.
- Increase revenue for licensed residential care facilities (Board and Care and assisted living) that are part of the ALWP, supporting their ongoing survival and availability as a source of supportive housing for homeless seniors and adults with disabilities.
- Respond to the growing older adult homeless population.

4. Advocacy for a Medicaid 1115 Demonstration Project/Waiver

On November 10, 2020, the Board of Supervisors approved a motion, entitled “Measuring the Impact of a Large-Scale Housing and Services Intervention on People Experiencing Homelessness During the Pandemic: A Study of Project Roomkey Participants in Los Angeles County”. The motion directs the CEO, in coordination with LAHSA, to report back in writing to the Board by April 30, 2021, with an analysis of all PRK participants, with a focus on those in the 55-64 and 65+ age groups, who entered and exited Project Roomkey (PRK). The motion also directs the County's Legislative Affairs Office in Sacramento to advocate for funding, including MediCal/Medicare funding, to offset the costs of case management, supportive services, move-in costs, and other services associated with providing long-term, stable housing for people experiencing homelessness, particularly older people experiencing homelessness.

5. Increase in Public Housing Waiting List Preference for Older Adults Experiencing Homelessness

The LACDA Fiscal Year 2020-2021 Admissions and Continued Occupancy Plan implements a waiting list preference for 25% of turnover units in two of the nine LACDA senior properties for older adults experiencing homelessness (62+ years of age). LACDA anticipates receiving referrals in January 2021. The same could potentially be done with the Housing Authority of the City of Los Angeles (HACLA) senior properties. Additionally, consideration could be given to increasing both the preference percentage and the number of properties. As these units do not have social services attached, they are not PSH and should be targeted to older adults who do not need intensive services.

2020 LOS ANGELES COUNTY Older Adults: Housing Needs Report

KEY FINDINGS

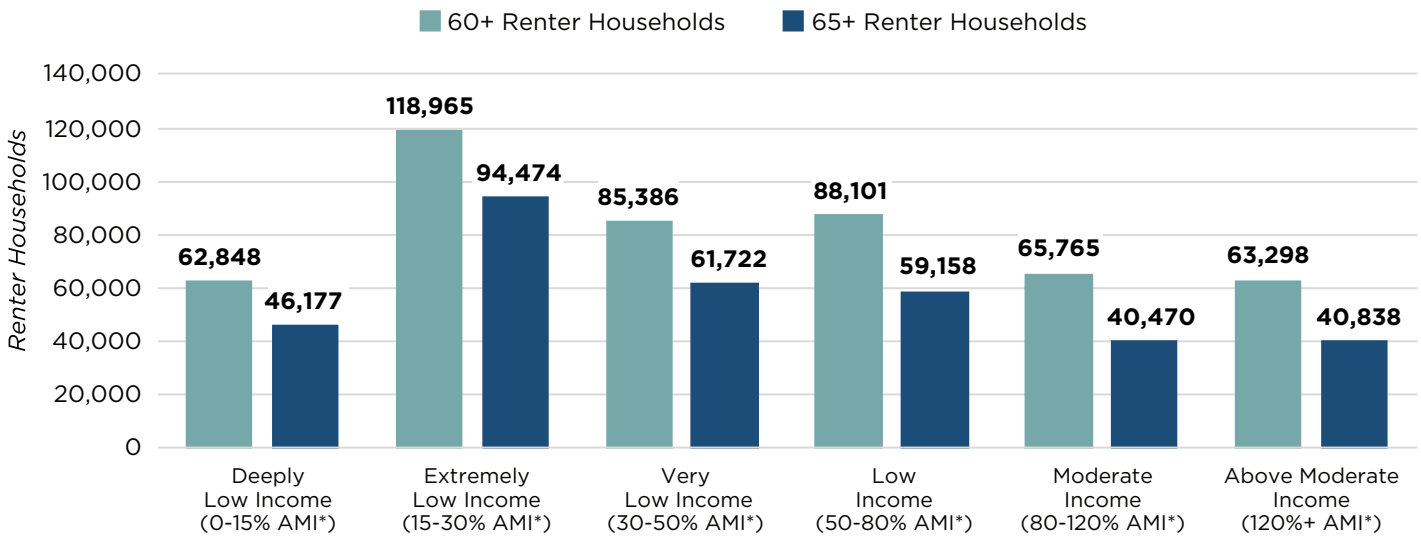
1. Lower-income older adult renters are more likely than higher-income older adult renters to experience severe cost burden, spending more than half of their income on housing costs. More than three-quarters of deeply low-income ($\leq 15\%$ AMI*), and 60% or more of extremely low-income (15-30% AMI) older adult renter households are severely cost burdened. Three percent or less of 60+ and 65+ renter households earning 80% AMI or more experience severe cost burden.
2. Currently, Los Angeles County has over 43,000 subsidized affordable homes for older adults. More than 4,800 of these affordable homes are at risk of converting to market rate over the next ten years.
3. Households with younger older adults (60+ years of age) tend to have lower incomes, are more cost burdened and struggle more to access affordable housing. This may be because they are less likely to have access to social security income.
4. Funding for affordable housing for older adults has shifted over time from direct federal subsidy programs, such as the HUD Section 202 and Section 811 production programs, to indirect funding through the federal and state Low-Income Housing Tax Credit program.
5. Federal and state financing for the creation and preservation of affordable homes for older adults has fluctuated over the last 50 years. Between 1985 and 1994, the number of homes created took a precipitous drop due to the Reagan administration's elimination of most direct federal programs for the production of affordable housing. After a slight rebound in the early 2000s, the creation and preservation of older adult affordable housing dropped again largely due to substantial declines in federal financing and other available resources that are used to address housing needs for multiple populations, including older adults.

*Area median income.

Throughout this report, “60+ Renter Households” refers to renter households with at least one individual 60 years of age or older. “65+ Renter Households” refers to renter households with at least one individual 65 years of age or older.

Older Adult Renter Households by Income

Los Angeles County has 484,363 renter households with at least one individual 60 years of age or older. Among these, 342,839 renter households have at least one individual 65 years of age or older.

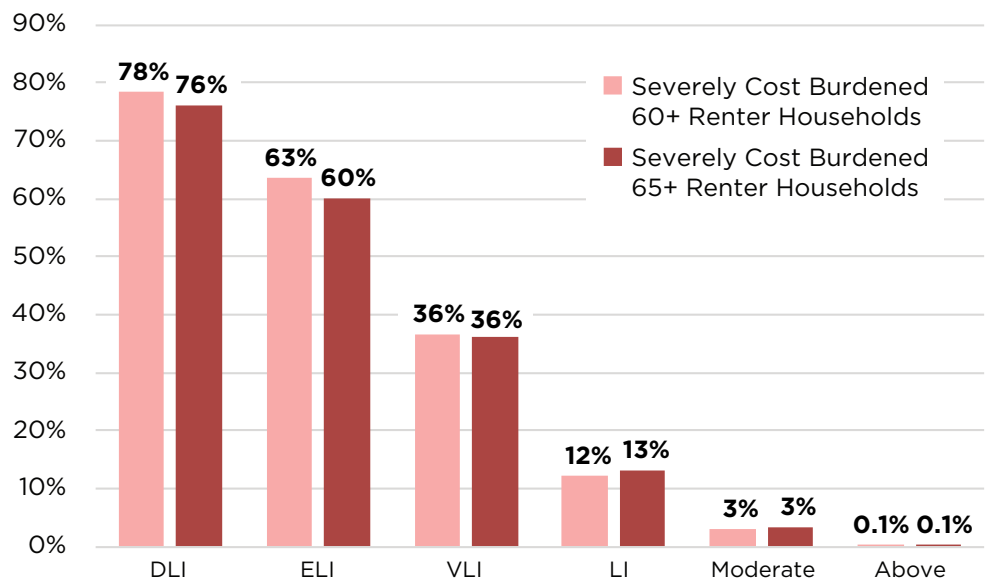


Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and DLI income group subset. Methodology is adapted from NLIHC gap methodology.
*Area Median Income (AMI).

Severe Cost Burden Analysis of Older Adult Renters

In Los Angeles County, lower-income renters are more likely than higher-income renters to spend more than half of their income on housing. Severe cost burden is defined as spending more than 50% of household income on housing costs. Three out of every four older adult renter households who earn less than 15% of area median income (AMI) are severely cost burdened, while 3% or less of moderate or higher income older adult renter households experience this level of cost burden.

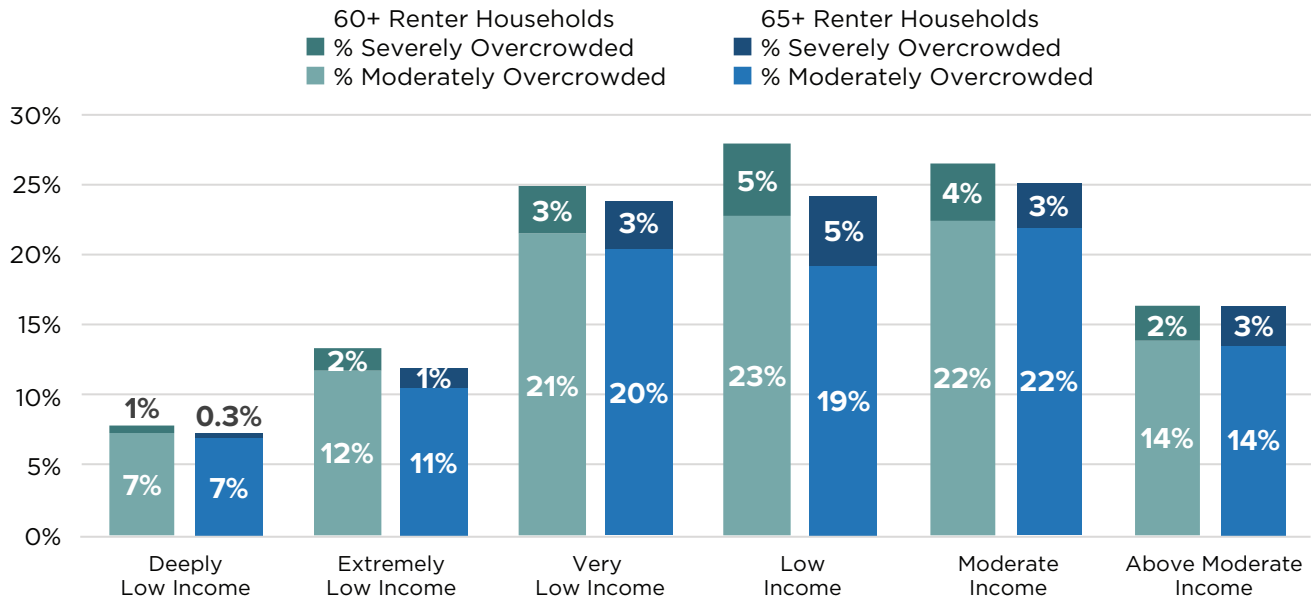
Renter Group	60+ Renter HHs*	65+ Renter HHs*
DLI	49,300	35,055
ELI	75,471	56,693
VLI	31,081	21,962
LI	10,701	7,784
Mod	1,951	1,304
Above Mod	55	55
TOTAL	168,559	122,853



Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and DLI income group subset. Methodology is adapted from NLIHC gap methodology.
*HHs = Households.

Overcrowding Analysis of Older Adult Renters

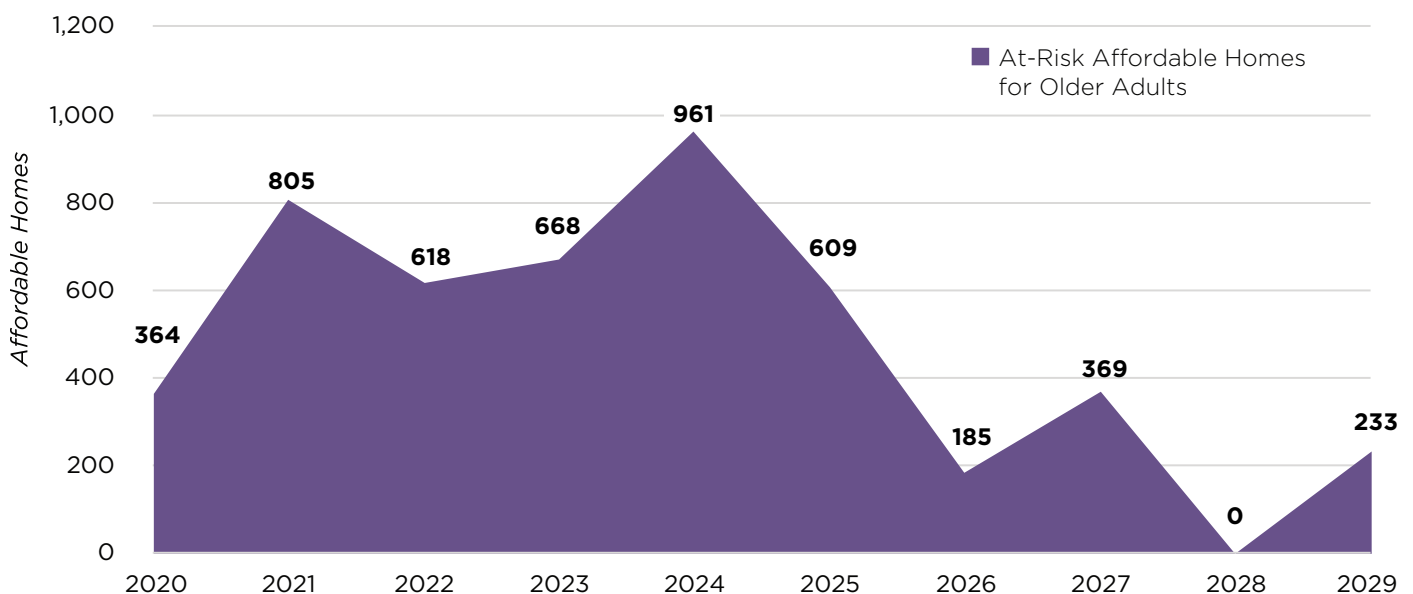
Share of Older Adult Renter Households in Los Angeles County Living in Overcrowded Conditions by Income Group*



Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and DLI income group subset. Methodology is adapted from NLIHC gap methodology. The Overcrowding Analysis uses a modified version of the U.S. Census Bureau's definition of a room that excludes the kitchen. For the full definition, visit www.census.gov/housing/hvs/definitions.pdf. *Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.

Inventory of At-Risk Affordable Housing for Older Adults

In Los Angeles County over the next ten years, 4,812 federally- and state-subsidized affordable rental homes for older adults are at risk of converting to market rate.

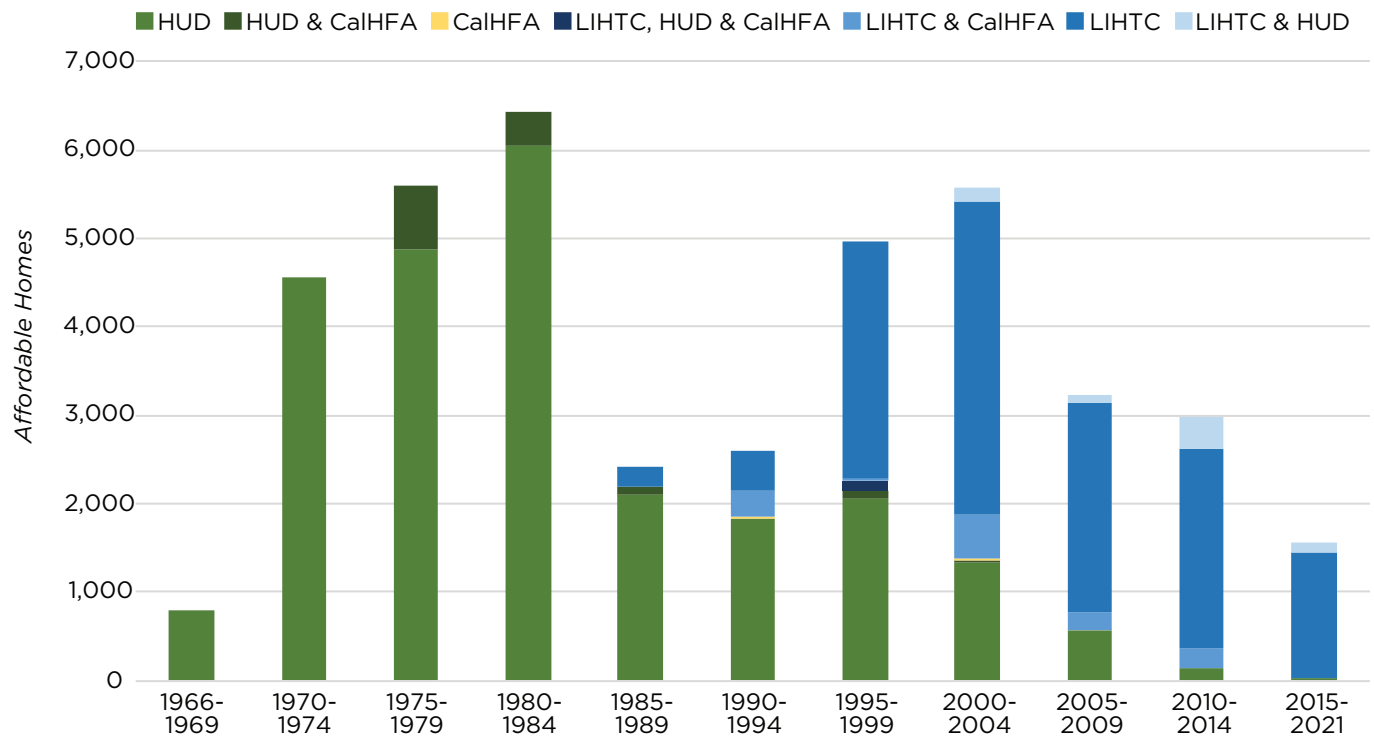


Source: California Housing Partnership Preservation Database, October 2020. This inventory includes developments financed by HUD, Low-Income Housing Tax Credits, and CalHFA.

Affordable Housing Production for Older Adults in L.A. County

Financing Sources of Federal and State Subsidized Affordable Homes for Older Adults in Los Angeles County Produced or Preserved in the Past Half-Century

Summary Totals	1966-1969	1970-1974	1975-1979	1980-1984	1985-1989	1990-1994	1995-1999	2000-2004	2005-2009	2010-2014	2015-2021
Developments	6	39	55	64	31	31	62	69	48	45	24
Affordable Homes	784	4,556	5,600	6,423	2,419	2,605	4,959	5,567	3,230	2,984	1,563



Source: California Housing Partnership Preservation Database, October 2020. This inventory includes developments financed by the U.S. Department of Housing and Urban Development (HUD), Low-Income Housing Tax Credits (LIHTC), and the California Housing Finance Agency (CalHFA).

Total Inventory of Subsidized Affordable Homes for Older Adults in L.A. County

Subsidy and/or Assistance Type	Developments	Affordable Homes
OVERALL TOTAL	500*	43,742*
HUD	294	26,802
LIHTC	277	24,605
CalHFA	47	3,259
LACDA	51	4,065
Public Housing	41	3,673

Source: California Housing Partnership Preservation Database, October 2020 and Addressing Homelessness Among Older Adults Report, August 2020.

*Program subtotals do not sum to inventory's overall total since some affordable homes are funded by multiple financing sources.

Los Angeles County has over 43,000 affordable homes for older adults administered and subsidized by federal, state, and county programs and financing mechanisms. A large share of these homes were created or preserved through HUD Section 202 and 811 loans and Low-Income Housing Tax Credits. Public housing authorities, the Los Angeles Community Development Agency (LACDA), and CalHFA also invest in affordable housing for older adults.

Produced by: The California Housing Partnership

- Danielle M. Mazzella, Preservation & Data Manager
- Christina Gotuaco, Director of Communications (Graphic Design)

CHPC.NET





Los Angeles Continuum of Care (CoC)

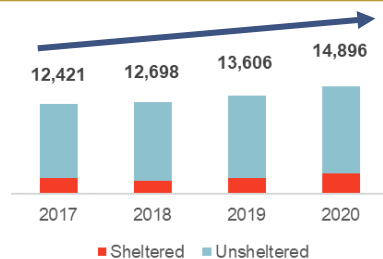
2020 Homeless Count



Older Adults Experiencing Homelessness

WHAT IS HOMELESSNESS AMONG OLDER ADULTS?

- In the Los Angeles CoC, **14,896** older adults experience homelessness.
- Older adults are considered individuals who are age 55 and older.
- Various factors such as housing insecurity, increasing healthcare costs, and other economic stressors can lead older adults into homelessness.

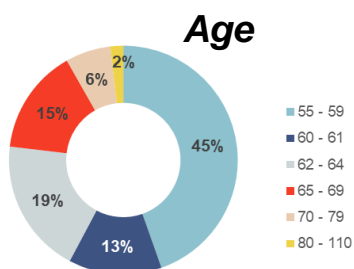


Homelessness among older adults has increased **20% increase since 2017**.

8.1 in 10 of older adults are **UNSHeltered**, the majority of whom stay in a car, van, camper, tent, or makeshift shelter

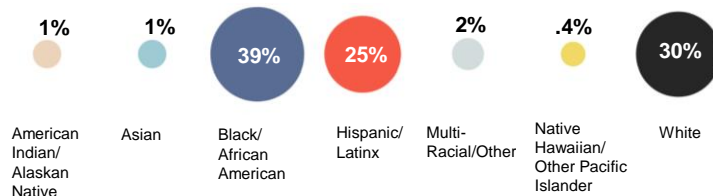
The proportion of older adults who are **SHeltered** has increased 1.2% since 2017

WHO ARE THE OLDER ADULTS EXPERIENCING HOMELESSNESS?



Did you know?
Life expectancy of people experiencing homelessness is **64 years old** compared to **77 years old** for the average person in the US.

Race/Ethnicity



4.5 in 10 older adults experiencing homelessness are between the ages of **55-59** compared to **2.5 in 10** of all older adults in LA County*

2 in 5 older adults experiencing homelessness are **BLACK/AFRICAN-AMERICAN**
1 in 4 older adults experiencing homelessness are **HISPANIC/LATINX**

Benefits

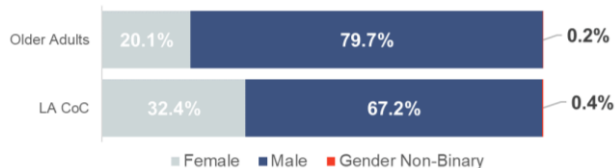
Do Unsheltered Older Adults have support?

64% have some sort of health insurance

50% have SSI/SSDI

30% have Cal Fresh

Gender



8 in 10 older adults experiencing homelessness are **MALE** compared to **6.7 in 10** of all persons experiencing homelessness in the LA CoC

Prior Residence

Before becoming homeless,

6.5 in 10 unsheltered older adults resided in **LA COUNTY**

1 in 10 unsheltered older adults resided in **OTHER COUNTY IN CALIFORNIA**

2 in 10 unsheltered older adults resided **OUTSIDE CALIFORNIA**

WHY DO OLDER ADULTS FALL INTO HOMELESSNESS?

Health Conditions



3.1 in 10 of all older adults experiencing homelessness have **PHYSICAL DISABILITIES** vs. **2 in 10** of all persons experiencing homeless



2.7 in 10 of all older adults experiencing homelessness have **other CHRONIC ILLNESSES** vs. **1.7 in 10** of all persons experiencing homeless

Reasons for Homelessness

When unsheltered older adults are asked about reasons for loss of housing,



1 in 2 cite **ECONOMIC HARDSHIP** such as eviction, foreclosure and unemployment



1 in 5 cite **DISABLING HEALTH CONDITIONS** such as physical illness, mental health issues, and drug use



3 in 10 cite **WEAK SOCIAL NETWORKS** such as separations, conflicts with household members, no friends/family available

*Source: National Center for Health Statistics, National Vital Statistics Reports, 2017 *Source: 2018 ACS 5- year estimates