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## **2026 - COMMUNITY SERVICES CLUSTER MEETING- 20260218\_121204-Meeting Recording**

February 18, 2026, 8:12PM

1h 37m 31s

● **Christine Frias** started transcription

**cc** **Community Services Cluster** 0:05

Hi introduce myself earlier.

I'm Adam Detino from the Justice Karen Opportunities department.

Just to sort of reiterate some of the things that will cause shared, this really is a triage Center for folks that are exiting the downtown jail complex.

We are providing services now through a provider.

We have a table that's right outside the inmate reception center.

And then we're leveraging some interim housing beds that we have off site less than a mile away from Med central jail. There's 29 beds there.

That's continued to be a huge need for folks who are exiting. And so we're, we've done a pregnant job of filling those beds and we really just provide folks with the the whole menu of services that are available to them really at any JCOD touch point or any.

Jcod site.

And so warm landing place will really be.

Kind of the the physical embodiment of of the services that are already taking place.

We're really excited about this project.

Where it's it's it's literally catty corner to the to the jail complex. The locations are perfect.

It's a.

It's an otherwise sort of lighted area, to be totally honest.

And so this'll add some some much needed improvement to to the street and location there as well in the meantime.

So we're excited. Thank you.

We're just. We're gonna open it up for any questions or comments from the board offices and again for any reminder on the first round, two questions for office and

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then we'll open up to the remaining questions.

So SD two, would you do you have any questions or comments?

Just thank you for the motion. Looking forward to especially the hard.

Work landing right off right outside of that land area.

I don't have any questions from my end, but making space for my team members.

Anyone online from southeast two who may have a question or comment.

Eddie, I'm moving on to SC 3. Thank you.

Thanks for the motion. This sounds like a wonderful project.

Congratulations on this many.

First, it sounds like 2 questions.

First off, I don't cover much in the justice space.

So if you wouldn't mind just explaining sort of how innovative, there's other projects out there like this and I'll go ahead and ask the second question also, which is, could you still elaborate on the funding source for the projects?

Sure I can.

I can probably take both of them in terms of.

Locally I I don't know that there's anything that that resembles sort of the purpose of warm landing place where it is literally like immediately upon release that she would be able to come to a space like this. I don't.

I don't know the landscape nationally or throughout the state.

We do also operate 2 sort of reentry centers.

So those are our door sites.

There's one in South LA and another one in Antelope Valley.

This is different, right?

'Cause this has beds there as well. It will have a kitchen for folks that that you know need a meal.

It will have a laundry for folks that just need to to have some laundry done and it'll provide that whole menu of services that also exist to anyone else whose justice impacted or justice involved.

And so it's well it.

It is designed and located to serve folks that are that are exiting the jail.

It also will serve anybody who darkens the door.

Frankly, we have a steering committee that's comprised of our HealthPartners as well as DPSS for for folks that needs just assistance with any kind of kind of other

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benefits.

So we have a steering committee that's being developed now to really flesh out the program design on site when we're ready to to open doors, that will be sort of a one stop shop. So if folks come through and they need any of the the available services.

We will be able to provide them on site or provide them with like an immediate referral to like a substance use bed or something like that, that they may need.

So that's, that's the huge benefit including physical health as well.

So we're gonna partner with a couple of clinics in the area where we can refer a person immediately to one of those clinics if they have a physical health need. We have some opioid settlement agreement funding for this project and we also have some Carefirst Community investment funding.

For this project, we're waiting on final word for a state grant from BHS Sip to see if there's any additional funding that may be available to us as well. We'd like our chances there.

This is a shovel ready project.

My understanding is some of the other things that we've explored in the county haven't quite been as shovel ready as this one.

So we like our chances, but we're still waiting to hear from that. We do have the funding available through cfc and through opioid settlement agreement.

Again, I need to extol in Vincent New Deputy director of Public Works for me senior project manager, Renee.

Oh, just just a couple of additional comment on the physical environment. Everything that Adam said that we're going to do, but but I think what's our goal is to design the space and working with the award of this contract will be able to work with the design build.

Providing that we're really looking at therapeutic.

Space we love emphasis on home like features.

We, not institutional.

There is a 24 hour outdoor landscape area provided on the rooftop for for our for our residents as well.

So yeah, the the approach that we have put forth to with Jaycat's assistance to the design builders is that this is supposed to be a holistic restorative care facility.

And the building will be designed with that in mind. The outdoor spaces are integral.

Go to the operations of the facility where the residents can obtain counseling.

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We also have interior spaces for group counseling, individual counseling as well. Like Vince mentioned, the roof itself is an asset to the to the space and it's a place for group counseling activities to occur as well.

**RW** **Rehman, Waqas** 6:25

Just if I thank you that for Adam, Renee, and Vince, I just want to shut a little bit more light to the question there in terms of the global picture, this work advances or builds upon the care First Village project that we did with public works.

**CC** **Community Services Cluster** 6:26

Moving.

**RW** **Rehman, Waqas** 6:47

Right on weakness.

Right around pandemic.

So all ties back to alternatives to Incarceration, road map and similar work.

Underway at La Journal with 96 sub acute beds and series of facilities that gonna help us achieve the alternatives to incarceration and care first approach and similarly around the area in the proximity of men Central Jail, there are some federal efforts with Cal endowment and.

Homeboy project that would have similar resources.

And scope of work. Obviously counties a little bit ahead in terms of getting these projects underway.

So there is similar facilities been envisioned on the City side with Cal endowment and a homeboy.

Justice related.

Resources projects that are going to come about in another four to five years. But this does build upon the work we have already initiated with the care first village.

And this is the next one in terms of the county proceeding forward on the ATI work.

Thank you.

**CC** **Community Services Cluster** 8:03

Thank you.

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**RW** **Rehman, Waqas** 8:04  
Hold on.

**CC** **Community Services Cluster** 8:06  
Now we'll move on to SD4. If you have any comments or questions.  
No questions.  
I'll defer to my my colleagues on line, but echoing my colleagues here.  
That sounds like a fantastic project.  
Shovel ready importantly and looking forward to seeing this happen.  
Can you work from SC? Ford would like to speak.

**PD** **Perez, Daritza** 8:33  
No questions.  
Thank you.

**CC** **Community Services Cluster** 8:36  
Thank you.  
Moving on to SD 5.  
Thank you for the motion and correct presentation.  
Just one question, if you could elaborate more on why you went with the Progressive design bill versus traditionally.  
So progressive design bill is very similar to design bill in that it it combined the first phases of the selection.  
Basically, we select by qualification instead of.  
Based on a design, so with the advantage of that it allows us to.  
Pursue the project a lot faster we because we don't have to do the scoping phase and a project like this which is so beneficial to community. We want to bring it to the to to use as early as possible.  
That's why we choose progression, design, build and the second part of that is that.  
We can design to a target, target schedule, target price.  
And again, this is such an important justice related project.  
And then we can help jaycod to design the project.  
To the maximum available dollar that we have and also I'll try to look for options to

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bring it online as quickly as possible.

That's why we choose to actually County had pursued the progressive design bill legislation and was approved by the state.

Legislature in 2023.

So we pursue the legislation with the purpose of accelerating our projects and benefiting the Community a little bit soon.

Something else that I that I would like to add that different traditional design build and it's a very important component of progressive design build, is the delivery on the first phase of a guaranteed maximum price by the contractor.

Which shifts the risk to the contractor instead of the county.

So that's an important component, yeah.

Thank you, Renee, for being there.

So so we are will be well with this motion, it will be wanting before space that the progressive design build contract will work with the progressive design builder with Jaycott come back with a with a guaranteed maximum price will be coming before the board again.

Before the end of the year to award a construction portion and also to.

To approve the final funding for construction.

Any other questions from our deputies?

Online or in person?

Any other closing comments will cause.

In regards to the motion.

**RW** **Rehman, Waqas** 11:33

No. Again, a big thanks to public works and J COD team and County Council who worked on this and very excited for this to moving forward and look forward to the colleagues and other board offices support on this. Thank you.

**CC** **Community Services Cluster** 11:34

By.

Thank you so much.

We will now move on to our next item, item number 3.

Public comment on the second public comment on this on item number 3.

Do have any members of the public like to comment?

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Please raise your hands on teams or if you are with us by phone, please press \* to six a \*6 to speak and we will allow one minute for each person.

Not seeing anyone.

So now we'll go ahead and move on to our next presentation that will be for regional planning.

Thank you very much.

Thank you very much.

Thank you.

**RW** **Rehman, Waqas** 12:24

Thank you.

**CC** **Community Services Cluster** 12:29

Director Amy bodak.

Thank you for joining us and the floor is yours for the presentation.

Hi everyone.

My name is bodak, the director of Regional planning for the county, and we have a agenda item that is scheduled for March 3rd.

We were approached by SCAD, Southern California Association of Governments last fall, and they asked us if we would be able to design a program that would support the production.

Of housing that could be potentially replicable to other municipalities or jurisdictions.

And they said that they had some money that they were going to reprogram and that they would allocate to us.

That money was reprogrammed in November.

Through an agenda item through their Regional Council, and they allocated \$3.8 million.

To regional planning for us to work with an outside partner to spur the production of additional housing units over the past six months, we've been working with Scag on the potential program and result that it would be easiest to spend the money and get the money out the.

Door. If we focused on adus, they were particularly interested in doing something in the fire prone area in Altadena.

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We asked if we could also do it elsewhere in the unincorporated county and they said yes, so they're only condition.

Is that it needs the definition of infill, which is part of the reap 2.0 state regulations. And so we spent a couple of weeks mapping out what those eligible parcels would be throughout all of the unincorporated areas.

And you know that there are some.

Eligible areas in every single district, and so we did confirm with staff that it could be used not only for Altadena but for any other jurisdictions, unincorporated community that meets the definition of infill.

From our perspective, we did want confirmation that these units would not be turned into somebody's Home Office and scab really did want that as well because they were focusing on the production of housing. And so we would propose A10 year covenant that must be eligible to.

Individuals or families at 120% of the area median income.

And we found a very willing partner in Habitat for Humanity and Habitat for Humanity will be the sub recipient of the documentation.

The request to the board on the 3rd is to approve acceptance of the grant, allow the Director of Regional Planning to sign the grant agreements, and accept the money, and then to allow us to enter into a contract or MOU with Habitat for Humanity to manage all of.

These.

All of these funds scag needs.

To allocate the money and get it off their books by June 30th.

We would work with Habitat for Humanity and they have until.

2020 excuse me 20-30 to be under projection or completed with we came up with 37.

11 units within that time frame.

Habitat for Humanity would allocate \$100,000 grant to qualifying individuals for the construction of an Adu.

They would also what they bring to the table as they bring the layer cake approach to financing for affordable housing. They have money from other sources, including the United Way and.

Pasadena Community Foundation.

That they can use to do a layer cake of a funding opportunities and they're prepared

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to move forward with this program. Now they have a waiting list of individuals, not just in the Altadena area, but in other areas throughout the basin in particular.

And they know that we could also expand this to the AB as well, so that is.

The basic construct of the program.

That we created and we're pretty grateful to Scott that they look to us to potentially take this problem off of their hands and utilize the money for something good. We do have metrics that they're applying to it that we do have to comply with.

We do have to reply, comply with all of the grant requirements under the Reef 2.0 program, which is funded through the state.

And we also will have to do tracking through 2030.

Need to make sure that all of the homes are available to be. Excuse me, all of the ages are either under construction or completed.

As additional monies come into the program from other sources, we would actually continue to work with Habitat for Humanity to either add more layers.

Or to expand the number of units and that is what United Way did a United Way was very interested in hearing about?

Our approach, they needed to allocate a certain amount of money by the end of 2025, and so they allocated it to an Adu program similar to this, but with their own location criteria. And so this could be a very easy and popular way to scale up.

Construction of adus for folks who.

Who qualify?

So that's kind of the premise of the program and I'm happy to answer any questions.

Thank you, director Amy Barnett, for the presentation.

I have some questions.

So in regards to what you were sharing, it's gonna be for, you know, all to Deena area, but it can be used and and serve other households beyond Altadena, is that correct?

The grant is open to any unincorporated area.

With a priority for Altadena rebuild.

But they must meet first and foremost the definition of infill and not all of Altadena and not all of our unincorporated areas meet that definition of infill.

So how would you?

You know, I guess.

Would the priority being Altadena?

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How would you then move to, you know, provide funding for other UA areas?

Because for example, United Way wants to do things.

In another area, and so some of our money can help fund someone in another area that would layer on to the United Way funds.

And so we're not strictly limiting this to Altadena specifically, because scag in particular is very interested in seeing us be successful at this program in all sorts of geographic areas.

Because they would like to potentially standardize this.

Program and offer it out to other jurisdictions in the future if it's successful.

Got it.

So they're looking for a little bit of a mix in different geographies so that they could also see it correct.

Demonstrate it, I guess correct. Yeah.

And then United Way will also fill in.

To do a similar program in other areas, correct?

But there's not like specific criteria like.

For you.

To you know, select one area versus another to. You don't have that.

You know you not.

Habitat works in other jurisdictions, both both unincorporated and incorporated.

We've made sure that the money that we're using would only go to unincorporated communities, but they do do a lot of work in in other communities, and so they would spread the money where they see fit and where.

They know that they can get.

Get people interested so.

So it's it doesn't mean that you had an AGU and got destroyed.

And it could be for anyone who can meet the criteria of being in the infill area, having a zoning of of R1 or R2.

So it has to be residential, agrees to keep it, not for a Home Office or for something else, but agrees to keep it for residential purposes.

Agrees to A10 year covenant and agrees to rent restrictions.

On the tenant itself.

So all of those we may not find a single community where they can construct 37 AD us with all of those requirements. Thank you.

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Moving on to SD 2.

Trying over to, I think my colleague Wendy was online for any questions.

**GW Gomez, Wendy** 22:17

Yeah. Thanks, Francisco.

Thanks Amy for the presentation.

I think it'd be helpful to get a better understanding of like who is applying to the program.

Is it homeowners directly?

Is it homeowners with the housing developer?

Can you explain that process a bit more?

**CC Community Services Cluster** 22:34

As homeowners directly, we would be marketing it to homeowners and then Habitat for Humanity has their own marketing campaigns and then they market it to directly to owners as well.

**GW Gomez, Wendy** 22:49

OK.

Yeah, that's that's helpful.

And then my second question is.

For potential sites.

Like if I guess if there are vacant sites, are they eligible as infill and wondering if you've worked with.

Other departments to sort of identify potential sites.

If that's an eligibility.

**CC Community Services Cluster** 23:20

Yeah. So the potential sites are strictly controlled by the definition of the grant program through the state. And there is a very specific definition of infill that we had to use.

A vacant site that is surrounded by other development.

In, let's just say the basin would definitely be infill. If someone has an existing home.

But wants to construct an Adu.

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They qualify if they would be willing to do all the other criteria or if it's a vegan piece of property any homeowner wants to build a home and an Adu.

That person could potentially also be eligible.

**GW** Gomez, Wendy 24:08

OK.

Thank you.

I appreciate you walking us through that.

That's it from me.

**CC** Community Services Cluster 24:12

And they do have.

We do have Agis app that we mapped out all of the areas. I can send a link after this meeting to everyone so you can zoom in.

It literally has parcels marked in like red or green like green.

These are all good to go.

Red these these parcels don't qualify.

And so it is.

It does make it easier for.

Everybody who's going to be involved in this program, to understand if a site.

Meets the definition of infill and is zoned R1 or R2, or in the case of you know, district one and District 2. You have specific plans.

So we would make sure that it's the equivalency of an R1 or an R2 in those specific ones.

I'm ready.

Thank you.

Moving on to SD3.

The purpose?

Dylan's online if you have any questions or also got one.

OK. Hearing none. Thank you. Amy's for the presentation. Reminds me of a program in the Garcetti administration of Aadu accelerator that they did in the city of LA.

Similar size and so if you haven't connected with them to maybe see lessons learned and some of I know they were trying to place some high priority people looking for affordable housing specifically in there, I don't know.

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Ultimately, that was considered a successful program or not, but.

Threw it out there.

Was it through?

Did they have the housing department do it?

That was out of, I think a combination of the mayor's office and the housing department. OK, definitely.

Thank you.

And I'm looking at rental subsidies also being part of that piece there.

Yes, the question.

I just wanted to clarify.

So these are grants that are gonna go to the homeowners.

That and is habitat gonna be involved with actual construction management or preselecting firms?

Habitat will actually do the construction themselves.

Yes, so each it is a grant.

It is not a loan and it's not even a forgivable grant if you, you know, stay over a certain period of time is a straight grant to reduce the cost of an Adu.

Habitat estimates on average.

As it could be, you know, 400 square foot Adu or 900 square foot Adu on average.

They're saying it's about \$250,000 to construct an 80.

They have standardized plans that they have created that we have reviewed and that building and safety has reviewed that they can also use to streamline their construction process and to reduce those costs. And so they would be responsible for the construction.

They would also be responsible for.

The certification of the tenants and monitoring the grants for the 10 year period.

Thank you. And my second question, can you just remind us is for our communities that are recovering from the fires that are also in the coastal zone with this potentially be an opportunity for homeowners in that area?

Yes, if they need that definition of infill, they certainly do have the zoning to allow it.

And if there were space within their their backyards, yes.

I will check the map to see if in particular sunset visa is an eligible.

Info criteria.

Maybe Connie or Edge could check and let us know while we're sitting here.

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If not, we will confirm it. If you don't mind following up with us on that, that would be great.

Thank you. Sure.

Any questions, comments, nikor.

Hi. Thanks Amy.

Yeah, because you answered one of my questions about the seeing the the parcel, the map will will be helpful.

And just to be clear, this is new a new construction this wouldn't apply.

Conversion would not be eligible for. That's correct.

It's new construction.

The goal is new units.

OK.

Yeah, and it couldn't be used the the grants like you wouldn't apply if a homeowner has an existing garage. You want to get rid of and build any. You have to be a a vacant.

Area.

On a property.

If they were to demolish a garage and put an Adu that would qualify, OK?

But the grant fund, like the grant itself, could not be used for.

Demolition. It could not be used for the demolition, but it could be used for the construction. OK. And then the second question I had was about marketing.

If you could just drill down on how, how, what does that look like practically getting the word out to homeowners about this opportunity?

So we are currently working in many communities right now on our CIP program and the intent is to develop a brochure jointly with Habitat. Since we're in all of those communities right now to actually do that through our networks and then yours and then habitat has their own.

As well.

So that's our our intent.

We can't really put any too much time into it right now until we get the grant itself.

We are keeping, I think, \$26,000 of the grant ourselves habitat. We'll use \$74,000 for the grant.

So the total grant of 3.8 would become 3.7. That gets let out.

To individuals.

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And so that \$100,000 is what we're going to be doing to do the marketing, do the grant deed, deed of trust and then the covenant itself. Those are deliverables that we actually have to produce for scab as well.

Make our we make ourselves available for.

We will also be asking for it's a long shot, but we will also be asking for a \$1.5 million federal beer money.

Just to see if we get some monies and then we would just continue to add to this program, so.

My hope is that if this program is successful, whenever any entity has money to contribute, this could be a pipeline for them. You know, in the future we do it right regardless of the jurisdiction.

So similar to to what Eric City was probably trying to do.

Mr. ply.

Hi no questions for me.

I don't know if any of my colleagues are Ariel's OK.

**TA** **Torres-Socarras, Ariel** 31:19

Hello everyone.

Yes, I'm here.

But no, Amy, I don't have any questions for you.

Thank you for the presentation.

**CC** **Community Services Cluster** 31:25

Thanks, Erin.

Thank you.

Just I had a in regards to the covenant you're seeing. It would serve to really ensure that folks don't use it as an office.

And in terms of?

Income qualification is it on the owner to qualify or is it?

It's on the Adu.

Not the primary dwelling unit.

So it is on essentially the tenant.

The tenant, yes.

OK, however.

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The owner could choose to live in the Adu and then rent the house, and we did have that scenario discussion and we did work it out with scab, on which one of those would be covenanted, but I forget what the answer was.

Decision on that one got it. So the up to 120% AMI that was for the meant for the tenant that's meant for the azu itself.

Yes. Yeah. OK.

Got it.

Yeah. OK.

Thank you.

Any other questions from our board members, colleagues.

**GW Gomez, Wendy** 32:41

Yeah. I just have one quick last question.

**CC Community Services Cluster** 32:42

Hello.

**GW Gomez, Wendy** 32:45

Amy, when do you expect this to officially launch and go out?

**CC Community Services Cluster** 32:50

So the board letter is scheduled for March 3rd.

We will have the funding in hand by June 30th and we expect Habitat to start pre qualifying individuals after March 3rd and they say they need about a six month runway.

So given that, we would expect to see the start of construction of the first units in the fall.

It's very quick.

**GW Gomez, Wendy** 33:18

Thank you.

**CC Community Services Cluster** 33:20

They said the need is really tremendous.

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This all over, you know, all over LA.

So they've got waiting lists.

And you did say that they're gonna use also standardized plans to help move along those.

So they have different designs already.

Yep, pre already permitted.

Yeah. OK. Wonderful.

They know what?

Designs work for them in terms of efficiencies of of their their staff.

To build.

And so, you know, they don't come with a lot of amenities and articulation, but they, you know, they're very efficient and you know we've, you know, read regional planning has actually volunteered on previous habitat build sites. I'm sure you know a lot of you are familiar with that.

And they they really do have it down.

To a science.

Even if you're coming in on skills.

They.

Have standardized their process really, really well.

And that is that leads to how they design their houses as well.

And the sizes of the Adu? Do those vary as well?

Or they can vary.

Yes, it depends on how many bedrooms you know somebody wants and and that does affect the price, right?

So if you're gonna do a.

400 square foot Adu that's really a studio, Adu.

That's not gonna cost \$250,000.

Is probably gonna be, you know, \$175,000 if you want a two-bedroom Adu that could be yours, 800 square foot Edu, that could cost \$300,000.

So it does depend on what the individual owner is able to afford as well, because there's no guarantee that there's enough.

The landscape to subsidized the full cost so the owner does have to be prepared to take on, you know, additional costs. And so that helps size the unit as well.

So you mentioned that they they had a approximate price of 250,000 right per unit.

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So is it safe to say that that's what the Max they would and then anything beyond they would have the owner would have to?

Show.

That they can find the rest or the owner always has to be able to.

Afford the Adu based on resources that habitat can bring to the table, and then that the owner can bring to the table.

So if if the owner can afford the studio.

They shouldn't really be trying to build a two-bedroom Adu because they won't be able to afford that, right?

So habitat has those financing conversations with the individual homeowner to make sure that they can afford what they want.

And if they can't?

They may have to wait to see if habitat can bring additional resources to the table or not.

Thank you.

Oh, I have one more question.

Does I imagine habitat has the capacity or can get the capacity to have those conversations in multiple languages?

Yes, no matter the OK.

Great. Thank you.

Definitely any other questions?

Thank you so much, Amy and.

We'll be looking forward to when this gets launched and I know we're excited. It was really, I would say it was really a great phone call.

When someone's asking, you know to give you money, do you want me, like a very nice feeling?

And so I'm. I'm really glad that Skype has faith in the county as a whole that we can pull this off and.

That there is a, you know, tremendous interest in this program.

You know, United Way was so interested in it that they were able to to make a contribution and I've been to two different funders briefings.

To talk about the need for affordable housing and if we just continue to talk about this and get additional resources from other sources, I think this could really be a great pipeline.

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Thank you for your support. Appreciate it.

I you know, we're going to check to see if there's any public comment, any members of the public would like to address. Item 4A, Please raise your hand on teams. Or if you're with us by phone.

Please press \*6 to speak and we'll allow one minute for each person.

Checking on your screen, not seeing any comments.

So now we'll go to general comment on anything on the agenda if there anyone from the public would like to address any member, any item on the agenda press, please raise your hand on teams or press \*6 to speak and we will allow one minute.

Not seeing anything.

We will be adjourning the meeting.

Thank you again. And we'll see you next week.

Closed session and we will move on to the closed session.

● **Christine Frias** stopped transcription