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Homelessness & Housing Cluster Meeting Transcription

February 26, 2026

Jillian Sadler started transcription

Jillian Sadler 3:17

Stop the fire.

Michael.

Von Michael B, can you hear me now?

You can unmute your mic.

My house says she can go B or. Oh great. Yeah.

Michael Buennagel 3:50

Yes, we can hear you now.

Thank you.

Jillian Sadler 3:52

Oh, beautiful. Great. Thank you. Thank you.

January of this year.

La Casa's board further discussed and recommended the formation of a Housing Solutions consortium in issue of bonds, and it's also in January the first notice of funding for multi family housing.

So these processes are running parallel for Las Casas.

Last, actually this month earlier this month.

La Casa Boardman to authorize the general counsel to engage with county and conversations for this JPA and.

Going forward in the month of March, both La Casa board.

Within to decide on the JPA which is the motion for us for consideration for the board and then.

By April of this year, the projects from that first.

You know, we'll get notification and the ability for the cost of the bond will impact

how many housing developments and projects can be supported.
Next slide, just really quick.
I'm gonna run through the basics of a JPA for the public that may or may not be aware of this function.
So a joint Powers Authority is is legally created entity between two or more public agencies.
That really are leveraging their power.
Power and or resources.
To be able to work together on different issues, why JPAS are used?
Mostly it could be for various reasons, but these are the common reasons to jointly deliver services and cross jurisdiction to get economies of scale, such as sometimes combined purchasing power or sharing risk, and a third one, which is why this JP is being proposed is more efficient finan.
Or.
Of project implementation.
In this case it would be issue and just listed just for awareness of the county is involved in over 40 JPAS and here are some examples. I think in this space we mostly only hear about the Lhasa.
Yeah. So Lhasa is not the JPA involved in many JPAS, including with the Council of governments and the counties having seats in there.
Next slide please.
Now we're going to get into this motion.
In the Los Angeles Affordable Housing Solutions Consortium JPA, which has been proposed.
The purpose of I'm gonna say HSC for sort, that is the affordable, the Los Angeles Affordable Housing solutions consumption.
Is to create a legal entity that meets the statutory requirements to issue bonds secured by measure 8 funds.
So that's really the the core function is for that issuance and then the funding, all the project decisions, funding decisions.
Still are with La Casa, but the HSC 58 allows for funding. These issues secure the loans.
The Housing Solutions Consortium would have just two members, the La Casa and LA County. Given that both agencies share geography county wide, the La Casa board would serve as the agency JPA board and then risk and funding. Really this the

intention behind this is for the county.
Not hold any risk or use funding.
It would be all within Lacasa, so Lacasa would assume the administrative functions for the JPA.
And the Lacasa the agency's portion because 70% of the dollars get passed through 2 jurisdictions.
So it's only the portion that is of La Casa. Measure 8 funds would be used to secure the bonds and La Casa would be assuming the financial risk for the JPA.
Again, this Housing Solutions consortium is only intended to serve as a conduit to issue LA Casa's PPO funding per box.
And lastly, the La Casa General Council has initiated conversations on draft Housing Solutions Consortium G key language with LA County Council.
So last slide is the actual directives to the motion, the first one being standard language around.
Exemption from SQA please.
We're not building anything with this motion. The second one, which is the the heart of the motion, directs and delegates authority to the director of the Department of Homeland Services and Housing in order to negotiate on behalf of the county, the terms of the JPA and.
Upon successfully negotiation and approval.
By County Council that can execute the JP agreement.
Met with La Casa and the third one. The third directive exempts this from recent board policy that got adopted in November. That updated the guidelines for county participation in the Joint Powers Authority.
Really, what the exemption provides is the the timing for cost in risks are included in some of the conversations our team has.
That includes the slides. The last one is on questions.
We'll take questions.
There should be a couple of folks.
Volvis Wilson and Persons learning knowledge.
Carter, Anna, and Debbie. And then Mike Mauer, on behalf of La Casa, should be.
OK.
Thank you. As always, this is importantly informative.
It was really well written, so sorry.
Like I knew what was happening.

So thank you.
I did just have a couple questions and probably because of my experience with Lhasa.
So there are concerns when I hear about a JPA.
But I want to make sure.
Sure. So it sounds like it is almost technical in nature, right?
So the county just has to be in it, but it's really macass's jam or we're just enabling them to mock.
We are participating in the JPA so that they can book K perfect and then we'll in the negotiation of the JPA they.
They have their own attorney and they're negotiating with Coco, correct? And in the language of the JPA.
Will it clearly state like it'll clearly articulate that there's this will not add work to HSH unless it is provided funding?
It's purely just like I'm just concerned that somehow because that's what happened last. I mean, it changed tremendously since the JPA and it didn't necessarily come with the appropriate funding and all of a sudden you have all this work on your lap because your name is in it.
That's my concern.
Not that I wouldn't.
This has to happen.
I just want to make sure they're protected in the in the actual agreement.
So can I maybe rephrase?
Yes, 'cause. What I'm hearing your questions to be is will the JPA specify HSHS role?
Yes, and limited.
It's mostly reporting outside of the count.

MM **Michael Maurer** 11:03
So I'd be happy to answer that.

JS **Jillian Sadler** 11:03
Ries, so Yep.
Go ahead, Mike.

Michael Maurer 11:07
OK.

Jillian Sadler 11:08
I'll add to what you.

Michael Maurer 11:08
Yeah, this is so.
This is Mike Malorum, general counsel to La Casa. And yes, absolutely what what we've included within the JPA agreement is that La Casa will be responsible for all administration of the JPA and that the county would not be responsible for any administration of the JPA. And so the.
The idea, and I think we even included some specific language to say that the HSH wouldn't have any financial obligations or obligations to run.
The HSC, or anything like that, so the goal is to completely limit it so that the county doesn't have any future obligations. If if County Council feels there's any more that we need to do that we're happy to do that on the La Costa side.

Jillian Sadler 11:55
And then real quick, when I said the reporting, it's in regards to the county's JPA guidelines, meaning like, Oh yes, we are part of this JPA.
Yes, this is when I know that the CEO has anything formalized in regards to regular reporting on that and or advanced.
So I'm curious, as you negotiate on behalf of HSH, do you feel like it's clearly limiting their responsibilities because a lot of the words Mike used were the goal of this is our intent, but.
Is that what it is? So currently the language, the proposal that I saw that was presented before the La Casa board does contain a lot of language that that shifts the financial and the operational.
Part to La Casa.
As Mike said, JP is very limited.
It enables the consortium to issue bonds, but not just any bond.
It has to be bonds that are backed by sales tax.
Because I think if I might.

And you can correct me if I'm wrong. La Casa has the ability to issue bonds currently, but they don't have correct so so it is for a very the JPC is for a very limited purpose and it's to issue bonds that are backed by sales tax. OK.
Then I have one follow up question, which is since you're going through all this is it is the scope appropriate?
Should it be?
Is there anything that you should be thinking about now that, oh, we should put that in now?
Because I love the idea of limited scope, but we do that a lot of times.
Then we have to go renegotiate a whole thing.
Is there anything else that should be included or like Mike, is there something else that you wish were included now?

MM **Michael Maurer** 13:33
So I I will say the the only thing that I would potentially include within the scope and this is something I could talk separately with County Council is we we do wanna keep this limited.
We want it to only be for the purpose of serving as a conduit issue or for these bonds the way it's written right now, it's only a conduit issuer using the measure a money that comes through.
Theoretically, I could see refinancing if there's revenues.
You know if if we invest in affordable housing project and there's revenues coming in from that project being able to refinance, that's really the only thing I could think of right now that we would that we would do other than just straight measure a bonds.

JS **Jillian Sadler** 14:17
Honey.

MM **Michael Maurer** 14:18
So that's but you know, that's something that several years down the road we I I really like the idea of trying to future proof things. That's what we're trying to do with La Casa.
But we also have an immediate need to to get these bonds issued.
And that's really our my main focus.

Jillian Sadler 14:36

OK. I would add we are looking at the issue of in future as this evolves, the conduit issuance of multifurrrictional bonds where other eligible restrictions are putting their measure a fortunately for this that scope expansion would have implications that were asking County Council to to negotiate on the.

Tenants we have for that agreement, Craig.

Yeah, I. Well, I actually had a question kind of on that was like if.

Other eligible jurisdictions want to join the consortium.

Like what is that?

What does that look like?

Yeah, they vary.

Questions come up in the Lacrosse Board meeting, and technically they could, but we would need to set up process and discussion around that and it wouldn't be each of the cities.

It's just the eligible jurisdictions, but similar to the county.

We're not contracting with all 88 cities, so personal with the COGS and so forth. So it would need to also be a collective decision.

From those.

From those older stations.

Oh yeah, if it's not an independent city, definitely. OK, yeah, great.

Thank you so much.

I have a question and I'm not a finance person, so this question may come off half age 'cause.

I don't know exactly the terminology to use, but given that the like the county also bonds, I'm I'm curious how like like if there's any intersection right or any impact right?

Like now we're a part of this JPA that is bonding.

How does that impact like the county's ability to bond or? Or is there any intersection I guess with like?

Credit ratings based on like, you know, there's so many nuances to the county's ability to bond and like our credit rating.

So just that sort of curious now that we're tied in this JP or path as we would be tied in a JPA, does Lacasa bond impact the county in any way as it relates to Bondi, I would say the if one issue that so the Bo.

Michael Maurer 16:30
See.

Jillian Sadler 16:34
Are secured against only the measure.
A fund to look at the directly administered.
And so there's no interaction with other bonding in that sense.
I would say the biggest implication that we're aware of in our in our CD to negotiate on is the county's ability to exit this JPA would be dependent on any outstanding bonds that still exists. And so if there are only two parties to the JPA, the county. Would not be able to exit if they're outstanding bonds, so the bonding itself implicates our membership in the JPA so long as there are only two members of. OK, OK. But on on like the county ability to bond like credit rating, any of that stuff, there's no not.
A.
I'm not aware of that.
I can't.
No it doesn't.

Michael Maurer 17:20
And I, yeah, I I can address part of that too, there is.

Jillian Sadler 17:20
Which is one of the reasons to do it, JP.
Fine.

Michael Maurer 17:27
When when you do a JPA agreement, you're allowed to include a term that says the debts of the JPA belong to a JPA.
So it's essentially like setting up a corporate veil where the obligations of that JPA belong only to the JPA. They don't pass through to the members.
And so we do have that provision written into the JPA agreement because the idea there would be.
Before it not to provide any sort of a credit burden or anything like that to the

county.
So the the bonds that are issued will be secured only by Lo Casa's money, and then that'll be the only recourse for those bondholders.
There won't any recourse to the county, so there shouldn't be any impact on the the county's credit or anything like that.

JS **Jillian Sadler** 18:11
Got it.
Thank you.
Do you have anything? No.
No questions from me.
Oh, bestie board? Oh, Ariana, do you have any questions?
No, no questions.
I'm so sorry, Carter said.
Something that gave me a question. Yeah. The. Oh no. And.
Because this is, this is something you've been thinking about. Did you say to get out of the JPA? Like there's if you have active bonds. If there are only two as as currently?
Currently drafted to, there are only two parties to the JPA.
The neither party can exit the JPA, so long as they're outstanding bonds.
I believe it's going right.
That's that's something to have a little concern about with, which is what we're in after the.
Tell me if you can figure that out. That's interesting.
Cool. Thank you.

MM **Michael Maurer** 19:04
And and part of the background there is in order to form a JPA you have to have two parties.
So you you can't have a one party JPA, so it can't just be la Casa.
So what?
What we're looking at in the language in that we're completely open to on the lacosta side is a provision that would enable substituting in one of the other eligible jurisdictions. So not any other agency, just one of the other eligible jurisdictions. That way there would be.

A.
A potential exit possibility.

JS **Jillian Sadler** 19:33
Not too often.
And that consideration, if we were at that place.
Like county, wanting to exit, it would be with awareness that then the HSC would not be able to fund within unincorporated areas because it's not a jurisdiction.
So there's other implications that if that conversation were to be needed, that the whoever's in office at that time would be taken consideration. Yeah. OK.
Would this allow you know?
3 bonding more than once.
You know, it'll allow two seats once you have more than one train.
Yeah, my understanding is that the next.

MM **Michael Maurer** 20:12
Yeah, it it would.

JS **Jillian Sadler** 20:12
Correct. Yeah. Yeah.

MM **Michael Maurer** 20:14
But it would only allow bonding using the measure a revenues that are for production, preservation, ownership.
So it wouldn't enable La Casa to do some other bonds or or come up with some other program.
It would be specific to bonding against the measure a revenues, but we could do a subsequent round with those.

JS **Jillian Sadler** 20:38
Thank you all. Thank you.
OK, Kylan, we're a customer.
Yay, bring up the slides.
Thank you.
Yeah, well, I'll be.

I'll be really quick 'cause, we don't have any slides.
Very stretching board motion here.
Maybe you should have gone first.
If I need slides, then you know if I need slides I will offsource it to you too.
I don't know about that.
I'm gonna let my colleague, though, Arianna, take lead on this real quick.
And then we do have folks from Lacda as well online.
So go ahead, Ariana OK.
Hello everyone.
Good afternoon for those who don't know me, my name is Ariana Gutierrez and I'm a policy fellow with SD5.
Today I will be presenting our items to improve the accepted state of California first time homebuyer mortgage assistant grants.
This item is pretty straightforward.
It is procedural to allow the county through Lacda, to accept 4.9 million.
In states how home program funds that will be used to provide a down payment, assistance to households impacted by the January 2025 wildfires or other disasters in LA County.
Also we have representation from lacta here to answer any questions or provide any additional information as stated.
All right. Are there any questions?
Just so will this only be for those that have been impacted by the disaster?
1st or yeah, it's the priorities for wildfire impacted folks from the last January 20, January 7th, 2025 and then Lane. I don't know if you have any additional details.

LK **Lynn Katano** 22:18
No, that is exactly correct.
That was the focus of these funds, an opportunity for us to provide some type of assistance. Those people that have lost everything.
And are looking to move out of the area, but we wanted to be able to assist them in in relocating. So that is the purpose of these funds.

JS **Jillian Sadler** 22:41
So they can't live up.

Lynn Katano 22:41
And because they may not be.
Oh, sorry Guadalupe. They may not be first time home buyers, but the state.

Jillian Sadler 22:45
So they.

Lynn Katano 22:48
Provides an opportunity for an exception in this manner that if they are impacted by a disaster such as such as the fire that the program would make them eligible.

Jillian Sadler 23:01
Just so you would be able to serve niche existing homeowners but also.
New folks that would want to, you know, look at buying, but they were impacted by by the fires.
Let's see if it was a tenant who was impacted, but based on the opportunity to be a home buyer right somewhere else.
With this also serve them.

Lynn Katano 23:26
Yes. So we do have other programs. The opportunity with this program is it would reach up to 150% AMI for those moderate income households. Our current first time homebuyer program would capture any other income levels below 120.
So we were gonna be.
We're gonna be running these two programs concurrently.

Jillian Sadler 23:52
Thank you very much.
So Lynn quick question like similar to the NOFA, is this gonna only apply for homes in unincorporated areas of the county?

Lynn Katano 24:06
This, and actually so we're we're thinking of mirroring our current home ownership program first time home buyer program which we have agreements with different

jurisdictions.
So it's not just in the unincorporated areas that they can take this first time home buyer funding.
So we don't.

JS **Jillian Sadler** 24:24
OK.
Does that include the cities of Malibu and Los Angeles?
Since in SD3 like those are the, it's like unincorporated Malibu and city of LA residents were all impacted.

LK **Lynn Katano** 24:35
No this funny.
Oh, I see what you're saying.
The funding, we don't have an agreement with the city of LA because city of LA does have their own program and I don't think we've ever had to consider Malibu before because the AMI levels are so high.
But that is something we can look at.

JS **Jillian Sadler** 24:54
OK.
OK.
Yeah. So, so just so I'm clear, it's for anybody who's eligible for the home buyer program.
But like you said, if you don't have an agreement with Malibu, then for SD3 it's just the unincorporated areas that were impacted by the Palisades fire.
So there's two things I put.

LK **Lynn Katano** 25:13
I'll have to double check our list of participating cities.

JS **Jillian Sadler** 25:17
Yeah. More about where they could buy the home.
So Lynn, just to clarify because it's the the people who are impacted by the fire or

where they could buy the home is with the city's.
That, in addition to incorporating areas that Lac already has an agreement with.

LK **Lynn Katano** 25:32
Correct.

JS **Jillian Sadler** 25:34
And you could expand the cities where you have an agreement with if they're open to it as well.

LK **Lynn Katano** 25:39
Correct.

JS **Jillian Sadler** 25:41
Alright, yeah.

LK **Lynn Katano** 25:41
This is a new program, so we have a little more flexibility.
So yeah, appreciate the input.

JS **Jillian Sadler** 25:49
Yeah, great.
Thank you so much, Lynn.

LK **Lynn Katano** 25:51
Sure, Josh.

JS **Jillian Sadler** 25:57
Right. Thank you.
Thank you, Lynn.
You're ahead of schedule.

LK **Lynn Katano** 26:00
Thank you.

Jillian Sadler 26:01

Thank you.
Have a time for emergency reply.
All right, move. Moving on to. I'm lost in my agenda. Moving on to our emergency Rent Relief program update with our presenters.
Managing Louise of the Public policy division for the Department of Consumer and Business Affairs and Amelia Fee, senior policy analyst with the private equity.
OK.
Great. Well, good afternoon.
Thank you all for inviting us to present today.
Again, my name is chief over the public policy division.
I'm here with another quest who's a senior policy analyst and program lead on the TPRP.
So next slide please.
What I'll do, I'll work here to do is we'll provide a brief kind of overview of the program, kind of a recap for those that may have, you know, forgotten a little bit about the program going over a timeline of implementation. We're going to provide a refresh of.
Our budget and the application categories we're going to provide some updates on the operations in the close of round one.
Some of the demand and needs some of the lessons learned from the programs and then we'll talk about next steps.
Feature milestones and our current zones to application process.
So next slide please.
So the ERP, so in September of last year, the board had some very clear directives for our departments to launch an emergency rent relief program that attempted to provide further support and relief for those households that were impacted by the 2025 wildfires. In addition, we were.
Directed to set up a program that would be the foundation for a long term permanent rent relief program in the county.
In particular of importance was the need to provide financial support to those households that were not protected by the county's temporary tenant protections that expired in July 30th that benefited those households infected by the wildfires.
And so we also wanted to ensure that there were resources avail.

To households that were exhausting their emergency assistance to be more insurance. In addition, one of the main purposes for us establishing.
A pilot for a long term program.
Was just to have a fund of available county funding to assist households that may be experiencing emergencies or economic pressures due to you know, anything that might be going on in the county. So for example, one of the things that the board wanted us to focus on is.
Providing assistance to those households that may have been infected by federal immigration enforcement actions in the county.
So next slide please.
So just as a reminder, this was a landlord directed program, so meaning that landlords were the ones that would initiate the applications and they would be the direct beneficiaries of the applications. However, tenants were mandatory participants in application process and so we designed a program with that land.
In mind.
Since then, as part of the round two application, we did open the process to tenants to direct applications. As we'll talk a little bit about that. But as it was originally designed, the program has to have mandatory participation from both parties and that's still stands. And so the.
Program was meant to serve all tenants or sorry all.
Properties across the county that may need assistance, and we ensure that the program followed a lot of the program framework that we established during the COVID era.
Umm. And they're trying to run relief program and so some of the overarching goals for us establishing the program works to ensure that where it preventing evictions for those wildfire impacted households.
I will providing that direct relief to the landlords and tenants as indirect beneficiaries and to establish this permanent framework for a long standing program for next slide.
So in terms of our timeline, so during November and December of last year, the department worked very diligently to ensure that we put together a programmatic framework for launching the program within 90 days.
This was directed by the board, so we entered into contracts, established a programmatic framework, unsuccessfully launched around one application in December 17.

The the first round application was open until January 23rd where we successfully closed it.
And so since the closing of the application, what we've been doing applications doing the categorization and the prioritization review of applications and so.
Shortly or right before the application closed, there was a clear desire based on community feedback and the direction of the board, to ensure that there was an opportunity for tenants to directly apply to the program. So within two weeks of closing the round one application we launched round.
2.
In early February.
And we are now in the process of accepting applications for round two and the application will remain open until March 11th.
Next slide please.
So just as a kind of refresh for the different categories, so category one is those households that were directly impacted by the wildfires that provided self certification or tenants that provided self certification to their landlords based on the temperature protection that were enacted after the wildfires in the.
Category 2A is those households that would have qualified under category one but were the neighbor.
Aren't reviewed just since the presentation that was done.
OK.
Sorry, I just wanted to make sure because there was a. It's a beautiful question.
Here.
No, it look like we are on this. OK, sorry.
Right. So categories 2A is those households that would have qualified under category one, but we're not or the tenants were not able to provide the self certification to the landlords.
Category 2B is those displaced homeowner households that were impacted by the wildfires.
And category 2C are those small landlords with vacant units in rent stabilized units within the unincorporated areas of the county.
And category three is the broad emergency category that had the kind of broadest eligibility which could qualify those households that were impacted by immigration enforcement.
Umm. And any other type of economic hardships that might be encountered?

So with regards to the funding for the program, when the board approved the creation of the program back in September of last year, they approved a budget of $29 million, which 19 would be made immediately available in the current fiscal year, 10 million would be avail.
In the next year, in December of last year, there was an additional infusion of $14 million from CFCI into the program.
So right now we're working to incorporate those funds into the existing program.
And so those would be available for round two and any subsequent rounds that would be necessary to get all the funds out.
And so with that, I'll hand it over to Amir.
That will kind of talk about our operations in round one, some lessons learned and kind of what we're here.
Hi WDS.
Yeah. So as Nanny said, round one ended on January 23rd.
And so this presentation and the data that we're looking at right now.
Is reflecting round one outcome.
We're very happy at the end of this presentation to discuss where we're at so far with round two.
But as you can see, we had high demand during round one.
And interestingly, we've been using the COVID era Rent Relief program as a real kind of North Star to look at the performance of this program. Jack's opposed to what we were seeing with respect to distribution across the supervisorial district.
Etc. We're actually seeing some similarities with respect to the spread of applications being submitted by districts and so.
So yeah, So what we're seeing is that there continues to be consistent demand within the the districts. And we also now we're very happy about have access to our GIS mapping tools that also show we have heat maps and we have case maps. And I think that that.
Gonna be a really, really helpful tool.
For us, collectively, when thinking about more targeted outreach within each district.
So yeah, so as you can see here, just in round one, the demand for relief exceeds what we currently have available.
And you know, with round two up and running at this point, we're already at over $103 million in requested funds.
That's a raw number, but.

You know, the Virginia end is there. Next slide please.
So and as we get into the, the lessons learned on Friday, last week we submitted to the board and the Executive Office our our initial report back. That includes a lot of this information as well. But one of the things that we learned in round one is.
Again, releasing the the spread and distribution.
Of where it is that applications are coming from, how it is that they back into the, you know, vulnerable ZIP codes, Equity Explorer index et cetera.
And again, that ongoing data informed targeting is is definitely included.
We we one of the things that we have done and I'll speak to that in just another slide, but understanding that outreach and partner capacity is critical in this.
And never if we're trying to reach all of the communities that we are intending to reach, particularly category three in the vulnerable folks that fall into that criteria.
One of the things that we learned is that has been a challenge is tenants. The strategy that we had for round one since it was directed at landlords and they had to initiate the process is that tenants could submit an interest form and we would as the program.
Reach out to the landlord invite.
To apply and we did experience non responsiveness and so I think that all of their offices have been grappling with that with constituents calling in saying I'm doing everything I can. I'm a renter and my landlord is refusing to apply.
So grappling with that documentation barriers, however, one of the things that we have been really mindful about is ensuring that we are.
Have a good intersection of quality control.
As well as flexibility when it comes to documentation in the use of attestations where documentation may not necessarily be available.
As we all know, landlord intake limits access and that's why round two tenants are now able to initiate the process.
And that tenant initiated applications improve equity and what we're seeing already is that tenants are applying.
In droves. So, and I'll we'll cover that in the next slide. So next slide.
So a couple of things that we've learned is that there's a real need not only for, you know, resolving arrears, but that there's additional stabilization needs and demands economic hardship.
Oftentimes, folks need help getting back on their feet and therefore need.
Stabilization support going forward and so.

Household arrears, as well as potentially forward rental relief.
Is something that that we do think is probably gonna be part of a more comprehensive package towards achieving that goal.
Arrearsonly assistance may not prevent repeat delinquency or displacement.
One of the things that we've heard from community members as well as from our local partners who are working directly with Community members, is that folks, even if rent is their back rent, is resolved that if they are still experiencing.
Economic hardship.
Which many continue to that they will fall behind in rent and then suddenly they are. Their housing is destabilized again. And so again I think that that is where we start to kind of think about stabilization support and then.
One of the pieces of feedback that we've received is that for families that have not yet fallen behind in rent but are very worried about falling behind in rent that they are using high cost, you know.
Payday loans, borrowing from friends, family, etcetera.
And So what they're doing is they're able to pay for this month's rent, but they likely will be impacted at minimum with their debt load going forward.
But they're continuing to be at risk for non payment and therefore displacement.
Implementing a program on a really short timeline is is.
We did it, but it's hard.
And so.
Launching on a compressed timeline is definitely operationally challenging.
One of the things that we really drive for is having a thoughtful program.
I think that that's where we really let leveraged the COVID era program and how it was that we took best practices in order to get this program launched so quickly. But nevertheless, you know, we're always learning about new things and and new challenges are always coming up.
So complex eligibility categories that.
Reflected in the board motion have created quite a bit of confusion out in the community.
We had a lot of folks assuming that they were ineligible to apply when that was not the case, and so there's been hefty amount of effort put into really making sure that folks that are working with the community, whether it's our local partners or more informal partners that.
They're really clear about what each category means.

And I think that that takes.
You know it.
It takes a minute to digest.
For folks, it certainly did for us.
And so being able to convey that information out into the Community that can be difficult.
And then limited ramp up time constraints, quality control development. While we're very confident in our quality control and we are very as a department very, very involved in this program and all of the kind of nuances of it. Again similar to time, you know the constraints.
The operational constraints that we experience.
Next slide please.
OK.
So next steps in future milestones.
So like we've said a couple times here, around two opened on February 9th and it will close on March 11th.
And what we are seeing is that with program enhancements that are a reflection of what we learned and could take away with and implement really quickly from round one.
Is expanding outreach and adding additional partners.
So we in fact did add.
Four additional partners and we added partners that really were meeting needs that we identified during round one, whether it was increased language capabilities or in person. So not relying on a third party located outside of the city of LAA.
A lot of the organizations that have wanted to be partners or inside the city, etcetera.
But with that, what we have seen is that tenant application submissions have already surpassed round one submissions and were only a day past the two week mark of this of this round.
So I think that that also says a lot there is we have increased application support for tenants and landlords. In round one, we had about a little over 40 I believe.
In person technical assistance.
We have 74 now.
Excuse me, we have 74 total events, 62 of them are in person. So we've really kind of ramped up on that and there are actually some really cool creative ways in which our local partners are actually offering up the their technical assistance. So there's always

one.
On one assistance available, but there is also now kind of lecture.
Having a slide show up on on the on the wall.
And then going step by step through each pivot point of the application and saying OK who needs support here and as soon as somebody raises a hand and somebody goes and they work with them from that starting point and we've actually seen that that's actually been really helpful.
So we continue to track demand and fund utilization. Our dashboard that we are using is growing with additional data and our capability to understand the program more intensively.
And then, you know, continue verification and compliance controls so you know one of the things that we outlined in the board report is that we would like to come back to the board with additional program options and recommendations.
In 90 days, so round two will have closed. We'll have a bit better understanding of what the demand looks like once things are cleaned up.
We are really.
Leveraging these first two rounds, as you know, kind of the stepping stones towards a permanent flexible run rate framework that can be really kind of launched and executed for any emergency. I think these days we're always in some sort of emergency, but really wanting to make sure that.
We are creating a flexible program that is is applicable to any type of situation that emerges.
And then again, building capacity towards a scaleable program.
And you know, and we have some of that kind of dig into some of that and we will put back.
So one thing that I will say is you know, I know that Manny supplies the board deputies in your offices with updates every two weeks.
I think it is and.
Just since this update on this Monday the 23rd.
The number.
Of applications that have been initiated has increased more than 10,000. So a lot of people are.
Are learning about the program and they're they're jumping in and that's it.
We are happy to take any questions and.
Hey, let's start with our sweet tarts. Oh.

No, I don't have any questions.
Thank you so much for the presentation.
Thanks, goodbye.
I guess my one quick question for you.
You said that there's there's a lot more now.
I I'm curious as to what DCV has maybe seen as far as like effective forms of outreach or just getting the word out to engage people.
Because obviously you wanna keep doing that so.
So we take that there's.
A. So I I know I mentioned this before and I know and and kind of side conversations or informal presentations that we've had with your, with your offices, we've talked about how.
Our comms team is heavily involved as well as our third party administrator and the expectation for the the comms strategies that they have and really what we have done is married the two and so social media and e-mail blasts are huge, huge components of this in person events.
And webinar events, multilingual events.
We have indigenous language capacity now that we didn't have.
For the LA Rent relief program. And so I think that all of those together are really, really critical.
One of the things because of the compressed timeline that we weren't able to do this time that we did do for rent relief for the COVID era, rent relief was digital, billboards, etc.
And so that's something that we really would like to leverage because I think that we really have gone exhausted the avenues by which we.
Try to make sure that we catch folks and that folks have a way of.
Accessing information about this program leveraging hyper local ethnic media, et cetera.
So. So yeah, I think we we try to take a A you know coming at it from all directions that makes sense.
OK.
No, thank you.
And then one other question I have.
Obviously you know there's the different categories that were created and this is designed to get out helped us from those various categories. As far as like oversight,

though, I hate to always, you know, assume that there's gonna be some bad actors, but what is DCBA doing to make?
Sure that this is going to folks who are actually here.
Have you guys caught anybody like trying to commit fraud?
As if yet and application for abuse monies.
Yeah.
Wow.
So we have really, really tight quality controls in place. So for example, one of the quality controls that are in place that it, we essentially brought over from LA Rent relief is that for applications where we identified irregularities within the LA Rent Relief program that we flag it.
Exactly over here.
So we are collecting W 9 information.
We are collecting deeds.
We are collecting all sorts of information.
And and the quality control team is headed up by somebody who's a certified fraud investigator.
And and so yeah. So we, I we are confident that we have really, really good protocols in place for quality control and of course that's, you know there are going to be some folks that attempt to you know get one over on the program.
And you know, we haven't had anything dramatic happen with ERP.
So far, and we talk about it very regularly with our third party administrator. So but I think that you know there are, there's a very, very heavy focus on QAQC or quality assurance quality control.
There's multiple teams essentially, so you can pass the first round of quality control, but there's going to be another round of quality control before anybody is is awarded funds or before it hits the bank. So.
No, thank you.
I appreciate that.
I don't have any more questions, Ariana.
I'm OK.
OK. Do you have any questions just in regards to all the do you have all the criminal material, all the workshops on your website or is?
Yeah. So we have.
So we the program website lacountyrentrelief.com there is a page dedicated to

webinars and events. If you go on there, there is a calendar that is chock full of.
All of the different events that are local partners are putting on.
And so we plug those through our social media channels.
Our partners are also expected to be plugging that through their social media channels and their e-mail blasts and their member communications etc.
And so, you know, when you go on the website, it is a very comprehensive website, it's translatable into.
Many, many languages and then when you visit the calendar of events, it also when you open.
The the particular when you toggle over it shows you what languages, what direct languages or in person languages they'll be able to.
Accommodate if a language is not accommodated, we do have a language line that can be leveraged solicitors.
I do have one or two questions, so I know that when supervisor and my boss were helped launch this program.
The vision was that it would help folks that are impacted by actions including like the ICE raids, immigration policy and I I there's, at least from hearing from some immigration advocates that there is still a gap for some immigrants being able to access.
These funds, especially those who.
Landlords may not want to accept application and who may themselves not be able to take on the money themselves as a tenant. And so I'm curious if you all have thought a little bit about that or ways that we can potentially address that, modify the program to be.
Able to meet that need, and that gap, which I think was very much the intention of the program when it was set up.
Yeah. I mean, I think over the course of the last weeks that we've had the program open, you know one we heard very loudly and clearly that there needed to be more opportunities for tenants to participate in the process, hence why we, you know, worked very diligently to.
Rebound application and and make the application accessible to tenants and could be directed by tenants, but it is definitely you know.
A potential barrier for the challenge that tenants.
Can't apply directly for the funding, right?
And so we make a mention of that in the report back and right now, unfortunately

don't have enough data to have a more comprehensive discussion about, you know, how big of an issue this is. You know, how many you know, landlords are refusing to participate or how many?
Tenants, we have some information on that, but we don't have enough right now to kind of be able to dive into that and provide a more substantive recommendation for what the program might look like.
In the features part of the permanent program, but it is something that, you know, we're actively always discussing with the partners, you know, whatever challenges they're seeing. For example, we get a lot of feedback from our external partners in terms of some of the technical issues we may.
Have with the hotline.
So whenever we get that kind of feedback, we immediately work with our contractor partners to resolve them. But it's one of the challenges of launching the program so quickly, right?
Yeah. Umm and relaunching application.
You know, within a two week time frame it doesn't give us enough time to kind of sit back and uh, look at the data and really analyze it and kind think about recommendations that could improve the program. Umm.
So I think it's part of like a potential third round which we know we'll probably need to do considering we have $10 million for the next fiscal year.
You know, we're we're gonna take a step back and really look at that and see what opportunities there are for us to.
Make access.
Or make the program more accessible.
But then, is there a potential path for a program where money could go into the hands of tenants potentially?
But there are drawbacks with that potentially too. Anybody that receives a grants you know there are tax implications there.
So it's also a consideration when having the discussion of if an application or funds are made directly accessible to tenants. What those financial implications could be for that population so.
Sure. So just to add on, I think specific around immigrant communities.
So, you know, I think that with category 3.
Where it's both very specific and very broad, right?
It's folks that are experiencing emergency economic hardship, including folks that

have been impacted by recent federal immigration activities, right?
And so I I think that we are being very specific around a subset of of the immigrant community so that we can really understand we're helping this particular population that it's targeted. But we're also being very broad.
In like when we're thinking about.
The safety of the, you know, immigrant communities here in LA County and information that could come out if subpoenas.
So I think that one of the ways in which that we also are working really hard to make sure that immigrant communities are accessing this program is, you know, the majority of our local partner networks.
They work specifically with immigrant communities. There's.
A ton of language capability.
Be among those partners as well.
So I think you know kind of combining all of that, making sure that all of our program materials materials are translated in all the languages, etc.
It is our hope that we are catching.
That really vulnerable subset of residents right now.
Yeah, I think what I was alluding to that even with the way the program set up now, there's still like a subset of folks that just sort of can't apply, right?
Like if and so.
Alright, I don't like maybe we can keep talking about this for like the third round, but I think it would just be good to, you know, talk to it.
Mm-hmm. It's RLA.
Talk to the tenancy and folks and try to brainstorm how we can overcome that barrier in in the next round. We think 'cause. I know that was part of the intention of the program was to be able to meet that need as well.
Absolutely, yeah.
And we're working very closely with the immigrants RLA coalition.
We actually just met with them a couple hours ago.
To bring them up to speed as well.
And and we constantly welcome that kind of feedback 'cause we do wanna know if there is a subset of folks that are having challenges.
What those challenges are, and then, you know, we try to figure out what are some potential solutions to our partners.
Yeah. And then I know I've talked to you guys a lot about this, but I think still for for

our district, just still concerned that the numbers of applicants are still so low in SD1. Just given that we know that there's been so much impact.
Of immigration and so.
We want to keep working with y'all and try to figure out how to how to increase those numbers because we know that there have been a lot of impact on that and I think that that the heat maps, in fact, I know Raphael was, was hanging with you. All yesterday and we had been talking about that prior to him connecting to our team.
Is really kind of looking at what we're seeing within your district, where the high needs, you know, census districts are and how the, you know, we might be able to collaborate even with your office.
Is in areas where we aren't necessarily able to offer technical assistance at the moment, such as Pomona, et cetera, and see how it is that we can collaborate together.
Yeah. And as part of feature runs, I think you know one of the things that is a lesson learned for us is the need to build in more opportunities in a budget for public events.
And so that's something that we quickly are learning is is a necessary part of component of this. And so as part of the feature round, we'll definitely keep that in mind.
Thank you.
Yeah, a few.
A few items, so let me try to go as quickly as possible.
Thank you for all the work that that you all put into setting up the program and how quickly it got going.
I'm a little confused on the numbers based on the e-mail update that Madde sent out and the numbers that you were citing.
So on the e-mail, Manny that you sent out?
The the update that you're providing for us and it's a snapshot, so I should.
Make sure pop of that. It says if it's cumulative.
Since the opening of the second round, so does that mean that the your your latest e-mail only's round two or inclusive round one and round cumulative?
Yeah. So round one and round, OK.
So that's less than 10,000.
Right. So we're right.

Yeah, yeah.
So it was less than 10,000.
So just for future if we could just clarify 'cause, you know we're for for our office since we're doing targeted outreach and engagement, being able to have the accuracy of.
Of the numbers is really important.
So just for future and and if we could also track round one and round two if it's not too time-consuming.
So if you see what applications are moving the pipeline, perhaps to the rounds, I appreciate that, yeah.
This is on the.
Immigration and immigrant tenants.
I was really encouraged, direct trans directness in.
What we can can't do when we're potentially the conversation of issuing comments.
One of the things that makes my heart squeeze a little bit is when it sounds like there's hope when we know very specifically that for the county to issue direct payments or certain requirements on DOC.
Forms that need to be filled out.
And I think that needs to be upfront and center all the time, right?
Yes. On what flexibility? Like how can your resources to people?
But we need to be very direct on what is absolutely.
Like non negotiable in order to issue direct payment to any entity, whether it's a property owner or an individual.
So I just want to under score that because there's nothing more challenging.
And so I was like, oh, I heard this.
And they're like, oh, but you still have to submit this paperwork, and then they're not qualified.
So I just encourage.
Very direct mess, particularly in public settings around that.
Aligned with that.
Flowing into the what we've learned during the landlord and tenants, and I heard slightly different.
So we got like Emily, I heard you screed permittedly say that there was.
Nonresponsiveness from tenants and it landed as like the majority.
But then I heard nannies like we still don't have the data. I'm like the responsiveness.
So I also want to make sure that from.

Particularly from county.
Representatives that we are hearing very accurate.
Information on that front 'cause it helps us also on the targeted right. It's just as much as our office has heard from both unresponsive as well unresponsive as property owners and we have that experience live right now in our public housing of there's still tenants that even when.
Offered, the programs have not paid for rent since COVID.
Right. So I just think it's also really important to have that backed up and not just the statement of tenant of landlords are not responsive but the other applications we got expropriation or X percentage should have not responded both tenants and property owners.
Pamela. Yeah, I have some questions and thank you for all this presentation.
I am, yeah.
It just there's. I know there's a lot of work that goes into this.
And that you're building the plane as you apply it.
I have questions about the partnerships.
I know that we just got connected or came aware of rising color the other week that is helping, but we don't see them on the website.
So as part underneath the partner organizations, so can you make sure that all the partner organizations that are affirmed because I know that there's still some pending that they're on the website as soon as possible?
And then I also wanted to get a better sense of.
Which partner organizations are have physical presence?
In which districts so that we can understand if there's.
You know, access, especially in unincorporated areas.
But you know, I know this is open to the whole county so that we can understand like for those that have digital divide issues that they have, that there's opportunity across all districts for them to access that TA.
So I just wonder if you can elaborate on that.
A bit more.
So what's the question?
The the question is I guess.
How many partner organizations?
Are affirmed, even if they're not listed on the website that you're working with.
How many in each district and I guess how many physical locations and if you can

answer this right now on the spot, just follow up.
Like, where are they physically located?
Are any of them located in unincorporated areas within each district?
I think that would be helpful for us to know.
So we have 8 total local partners.
We have.
Of course.
Now I'm like pulling it off the top of my brain.
So we have partners with a physical presence in SD1SD2.
SD3, SD, SD four. And then we have been having partners Co located at the Altadena for SD5 etcetera.
One of who's gonna speak to?
Piece on the oh, rise in color is actually located in Hacienda Heights in South Dakota.
1 So it's been really interesting to to me to see the you know that they're also have a heavy presence in southeast two because one of the reasons that we went with rising color was we're like, AH, unincorporated.
We need unincorporated presence and also, you know, not we don't have a heavy.
Presence of local partners out in you know, SD one could get further east, so the expectation is that our partners can be anywhere in the county, but we are very much aligned that we want partners to have a physical presence in at least one of the districts and.
So we at most are, but we also recognize that, you know, as we think about a permanent relief program and this was something that was part of the LA County Reim program.
Is that luckily, the partners that we had.
Were all we had at least one partner in each of the districts, and that's what the goal is for, for this program and any additional routes going forward.
So sorry, just to clarify, is rise in color, the one with permanent location, you know their base and SD one, they have permanent presence or they have some sort of physical presence in SD2 or is that something else?
That's my understanding just because if we're trying to put together a a meeting for y'all to meet, and I know that.
They had spoken about they they're in arts and creativity organization and are part of a lot of kind of public mural undertakings and initiatives within the communities that they that they're that they serve and I do know that they have a history of working in

SD2 but.
They also are.
My understanding is that they're, you know, they're permanent kind of home base is hazy.
OK.
That's helpful.
So of the eight partners.
I mean, I know it's not an even number anyway, but it sounds like there's one in SD2 and then the rest are, you know, no, there's more than one in SD2CL OS in SD2.
OK.
SD2.
I didn't see clean car wash on the website either.
Yeah. So.
Yeah, in clue as well, but clue actually doesn't.
They are.
They Co locate in churches around like, OK, so.
So what was that last piece of the question?
Oh, just that there. Like I didn't see clean car wash on the website.
So, yeah, just yeah, yeah.
OK.
Thank you.
And then sorry, I have one last oh, did you have no go ahead, Bob?
Question the.
For partners, for informal partners like Sage, like other kind of nonprofits, I remember in round one, maybe you mentioned you were gonna have, like, a webinar to get those folks onboarded in an informal way so they can accurately share that information.
Are you doing those webinars again?
Yeah. So we actually did one at the launch of round one and then we did recorded webinars, which are in a multitude of languages including.
Indigenous languages.
That are actually on our web page, so anybody can go on at any time we've got that would be much more efficient and also easily accessible for folks to be able to to turn it on, watch a recorded CBO.
Directed webinar on the application program guys so that they can't convey that

information to their membership, but given that round two allows for tenant applications, it's updated.
Let's update, OK.
So right now what they have asked us to is an updated recorded webinar about roundtrip.
And then have you sent it that information to those orgs out like over e-mail or anything?
Don't know if we have.
I know that it's available on our website.
I would just recommend sending it if you have contacts at law too or sage or any or I mean I know you just met with IRL, but any ones that have previously connected just reopening that for them would be really helpful.
Thank you.
That's it.
Sorry, I did want to provide just one little piece of clarification. The 10,000 number I was talking specifically about applications that have been initiated and are not yet submitted.
So we have, you know this really large number of applications. I think it's over like 30,000 at this point that have been initiated. That does not include those that have been submitted but.
That that little data marker was just to show like the increase just in a couple of days. Have actually started an an application.
Thank you.
Hi, John. So I had AI was wondering if you could talk a bit about viability. So I know there's gonna be fraud, there's gonna be some applications that aren't gonna come in.
So you've got 103 million in relief requested. 44,000,000 has been approved by the board.
So could you tell us a bit more about what you expect to be viable out of the applications that have been submitted?
So I mean, based on our previous programs, we see about a 30% viability.
Among all applications.
And so.
It's still a little too early to kind of say whether that viability rate is gonna be the same for this program.

But you know, based on that expectation, you know we we plan the the program around that viability rate in terms of the need for future rounds for example.
So we just have to wait for us to get more data to kind of take a look at that and see how we adjust accordingly.
Yeah, we'll we'll look forward to the next report and then of that, like within those applications that are viable, like how are you going to connect folks that may be eligible for other programs offered by La Casa or offered by other county entities, like how could this this.
Is such a rich database of vulnerable households like, how can that be connected to other parts of the county that are doing prevention work? Yeah. Well, currently.
You know we we try to connect folks to the extent possible to, for example, State House, LA whenever there's.
A potential case there. Mm-hmm. And so with regards how we connect the, you know, potential applicants who are the resources, that's something that we still have to kind of think through.
So I mean that's that's something that we'll we'll discuss internally, but that's not something that we have fleshed out right now.
Yeah, we'd love to see more like data sharing.
I know La Casa has there, like ISM that they're building out. Like would love to see how that all that data can connect somehow since it like that way folks are gonna get denied from this program and they're gonna go start from scratch and apply to a la. Casa program that's launching in the summer, so how can we, like, reduce that burden on tenants and landlords to who are wanting this funding?
I also just wanna say I was looking through the events that Manny that you had sent from Monday.
Based on available reporting, the 91402 ZIP code in the Valley has had the highest rate of ice raids in the county, and I see one event in Tarzana, but no events in the central San Fernando Valley.
So I do just wanna put a plug for for now or for future rounds.
I know you're participating in a telethon with our with our team, which is appreciated, but just that again, the 91402 has like been well documented as like a real.
Hotspot for raids and so I I know there's a lot of households in that part of the San Fernando Valley and I just like wanna put that out there just only seeing one more in person event in the valley between now and March 11th and there's a lot.

In other parts of the county, but just really just wanna raise that as as a need.
And then last question I had was anyone who who got an interest form who fill out an interest form in December, are they getting notified when round two is opening or are they getting additional emails when it's getting close to the deadline?
Yeah. So we are.
We have a a cadence of so #1 as we have leverage the tenant interest form or just the excuse me the program interest form it is not a tenant form it is for the employees as well.
They every single person on that list essentially fell into a listserv, and we notify them on a regular basis.
And so we send out an e-mail blast as we, you know, we're at the halfway mark. We send out another e-mail.
Last, you know at the week mark so that folks are are clear about it.
OK, that's great.
Thank you so much.
OK.
Thank you so much.
Right. And we are on to our last position.
The permit housing real accountability resident LED system.
With Aaron Mcfalls, Kevin Cedano, Zilli Mcveal, and.
And deputies, I'm gonna pick this off. So this one.
So, good afternoon, Molly Risman.
Pronounce she her director of system coordination and engagement at the Department of Homeland Services and Housing.
I am so excited that you're going to get to hear from the Skid Row Action Plan Resident Council, our permanent Housing Resident Council members. Today, I'll just provide a little bit of brief background and then turn it over to our partners. As you know, the board passed the.
Motion authored by supervisor Solis.
In June 2022, to develop the Skibro action Plan, the motion acting to work in partnership with community to Co design a plan to address the decades of disinvestment, institutional racism and arm that led to Skid Row having the greatest concentration of homelessness in the county, the.
Greatest concentration of people of color experiencing homelessness in the county and the greatest concentration of overdose mortality.

The county partnered with Elisa Ordnia and Chain fell project.
To develop and implement a Co design process that brought together County Partners, City partners, people with lived experience service providers, community stakeholders, all together to design a plan that would support repairing this harm and investing in Co design solutions.
That led to the Skid Row action Plan implementation report. I left copies that each of you received today, so you should have that. I apologize.
I did not bring enough for everybody, so each office should have one at least.
So yeah, that led to that report that you have a copy of Ford to the recommendations in that report was the call for the creation of resident councils. The resident councils were envisioned to serve as an intermediary between community members and government and service partners to improve out.
Support engagement and to develop and lead trainings.
The Center for Strategic Partnerships and then housing for health work together to secure philanthropic investment.
And the support the creation of the Resident Council program and we partnered with Social model Recovery Systems and United Coalition E Prevention partners to implement the program for more than 20 years. Social model recovery systems in the United States and AIDS prevention partners have been leading the charge.
To build the capacity of Skid Row residents to demand change and improve conditions in Skid Row.
And we could not have found a better partner to lead this program.
So I'll let our partners.
Rs.
Introduce themselves, and then they'll turn it over to our amazing Resident Council members. Hi everyone.
Happy to be here.
My name is Zoe McCoy.
I am the project director of the Spidero Action Plan with social media recovery systems.
Jessica Lee is a community support coordinator for the Social model recovery Systems Cisco, and we will just turn it right over to our Resident Council members.
Good afternoon.
I'm Baron McCall, the chairperson of the Permanent Housing Resident Council.
I'm a resident of permanent housing in Skid Row.

The PHRC is a resident LED council created to ensure that residents have a direct voice and housing systems that affect our daily lives.
We represent all the individuals who live in permanent housing across Skid Row.
Our work focuses on improving housing quality, strengthening accountability and making sure residents experiences are recognized as an essential part of improving permanent housing outcome.
Good afternoon.
My name is can sedano.
I'm secretary for the PHRC.
Pietro's we are members resides in permanent housing.
Locate in Skid Row our Council compromise of Community residence. We formed an alignment with Scarecrow Action plan purpose to ensure accountability and housing quality and empower residents to share their perspectives.
This is a compensated leadership position.
During our first call, heart, we conducted a resident LED survey across permanent housing buildings in Skid Row. We created and carried out and surveyed and collected almost 300 responses.
Many issues were raised, but the most common concerns were maintenance problems, cleanliness and accessibility issues such as broken elevators and doors, as well as difficulty getting responses.
To management requests for repairs.
This survey gave residents a way to clear clearly document their experiences, turning those experiences into real data that can be used to guide and shape improvements in permanent housing.
From data to recommendations, turning feedbacks into formal actions, survey findings were analyzed by council members.
PHRC developed formal recommendations presented to city and county officials.
Los Angeles Housing Department building owners and Council member is Wahhab.
Based on the survey findings, we developed recommendations to improve safety and stability in permanent housing.
Today we are presenting the recommendations that fall directly within the county's jurisdiction and scope of responsibility as the voice of the residents. Our responsibility is to bring forward accurate experience based information. The county's role is crucial in addressing these areas of concern, ensuring that permanent housing.

Functions as it is intended to.
There is a more comprehensive list of the survey findings.
We would be happy this year with anyone that's interested.
Those recommendations are practical resident informed steps that can improve housing stability and outcome for residents across the row.
Reevaluate recommendation.
We investigate which areas have been shown in progress, what challenges continue to exist, maintain ongoing collaboration with Community and system partners, maintaining structure advocacy and to advance permanent housing improvements.
And of course, if you have any questions, please contact us from the PHRC members or e-mail us at.
This Council slide. And lastly, we'll kindly request that you guys keep us informed and involving your meetings.
Please ensure we are including communication and maintaining a structure and collaborative relationship. We value having our decision and advice taken in consideration as well.
We all share a common goal to improve living condition and scale your support in these matters is greatly appreciated.
Great. Thank you so much.
Thank you.
How do we get off the hook with the way recommendations.
Well, I'm sorry.
I'm gonna just take the privilege and ask the question.
Thank you guys for doing the work for all these with all these recommendations and I know that I got the full list of recommendations and it was quite extensive.
So I guess we're just lucky that there's only three for us, but I I am just curious, you mentioned that you met with.
The city and Lahd and Council member Horatio's office and I'm. I'm curious how those conversations went and if we can support you also in progress.
I know there were, you know, questions about security at the buildings and conditions at some of the buildings and permanent housing. And so we'd just love to hear how how those conversations have gone and how we can support in in those pieces as well.
Well, I think the conversations have gone very well.
We've we've been able to speak with the the Commissioners about the problems and

we did a walkthrough where they could actually see and speak to residents and see the conditions that people are complaining about for themselves and I. So I think those have gone well.
Their presence alone has.
Speeded up repairs and gotten things done that I'm not sure would have been done without that.
And so we can we their continued support.
Is definitely important for us to see that the work is getting done because action is the only true measure of success.
Just to just to ECHO, I agree that the conversations with all of the city and county officials that they've done have gone well.
The reason why there is a shorter list of recommendations that are presented today was because the Council did come together to identify the responsible party for each of the recommendations, so you know they presented the specific ones to Los Angeles Housing Department and there was a lot of.
You know that's not us.
That's these people, the building owners.
That's this.
That's that and the same thing when they met with building owners.
You know, that's not really scope.
That's here. That's there.
So they've tried to be a lot more targeted in these conversations to not let anyone, you know, escape responsibility. But other than that, they have been doing a lot of really great work at pushing the recommendations forward.
This is actually part of the 2nd cohort of the Permanent Housing Resident Council.
Baron and Kevin were invited to return for a second term.
There was a full application process.
We're currently in the recruitment phase to select two more members to join the full Council.
Part of their work in their second term will be to revisit the recommendations to see, you know what has changed. If anything, the walk through did prove some success at seeing some of the improvements that will be made in the buildings and just continuing to develop strong REL.
With council members, building owners, managers and everybody that is involved in the permanent housing system of Skid Row.

Awesome. That's good to hear.
This may not be a question that you have.
Maybe Molly's the question for you, but I'm curious like how.
Uh, with his first recommendation on making N accessible at all permanent housing buildings. How many permanent housing buildings do we have at Skid Row?
There are a lot of probably about 40 would be my guess, but I don't know the exact list in front of me.
But it's a lot of buildings. One of the things we're really excited about with the Council is working on is they are gonna be trained up to actually lead trainings in buildings to teach people about how to administer Narcan.
Because even if Narcan, you know they have these boxes that they put on the wall.
But that doesn't mean people are necessarily comfortable with administering it.
So the harm reduction division of DHS is working with the Council to train them up to provide trainings and buildings to help people get more comfortable.
So not only will we have our cannon buildings, we're going to be increasing awareness about when to use Narcan and increasing people's knowledge and confidence around administering.
That's a pretty dangerous.
Just in regards to your survey, so we were all permanent housing sites that are connected to a developer at some point.
They established them. Or are these private?
With the Minhaj insights as well, the majority buildings in Skid Row are nonprofit owned, but we do have privately owned Sros, and the council did outreach to the privately owned.
Buildings in addition to the nonprofit own, so this is inclusive of both private and nonprofit, and the majority were owned.
Have I?
Dunno if as part of the discussion given the ULA and.
Casa was there any discussion how preservation dollars can also be accessed to help improve these sites physically as well?
And just yeah, and LHG was just getting ready during right before one of our meetings with LHD to issue.
They did do a preservation noco, so I was actually emailing them today saying we made awards. If so, can you share what what awards went to?
Skip rose. We can report back to the Council.

Because you'll lay at those preservation dollars so.
You know, it did help raise awareness about, like, these buildings really need preservation.
I will say I think one of the challenges for the Council is.
So much of of the challenges in these buildings is around property management, maintenance and those are systems that aren't necessarily overseen by a particular public equity.
And so that's been one of the hard things is sort of who do you take it to when a building doesn't have sufficient on site security when repairs are not being made.
When an elevator, I mean with an elevator you can report it to staff and we met.
With staff.
Who does code enforcement for the city?
But even then, scarepose like we can cite the building.
There's not that much we can do.
I mean, that's one of the hard things is I think.
As we think about investing in preservation, I think we also need to think about how, how and who should hold on. Building operators accountable to make sure that these buildings are healthy postscripts put the way. Yes, I was just thinking when you go through you know seeking add.
Funding. You know, there's a chance to re Syndicate and we, you know, we finance and restructure financially the the developments so that you could have maybe more fishing things that you're gonna have right now.
Given the original establishment of the.
The projects right?
So I was wondering how many have that opportunity to get?
Refinancing or reestablishing, you know funding from different sources.
To improve things physically through and, we do have that, I mean, like SRO housing has been rehabbing three of their buildings like we do see investment come in.
It's just there's a lot more that's needed.
Thank you so much for your presentation and your time on this.
Really appreciate the sophistication of pulling out the items that pertain to the county number, but he does that so you'll see all for doing that.
I just want to follow up on the mark handpiece for the department.
Appreciate the the general feedback and I don't this has already been provided to the Council and to the organization, been having a timeline and having a little bit

more commitment.
So it's a little less squishy of, like, hey, we're doing these trainings. We're gonna have this, but more a specific commitment of by this time to be at these these many buildings and so forth and that and how that's gonna be provided.
So just more detail so that the Council can can work with that if it's not already provided.
I think similarly to the second one around the Wellness checks.
So I guess feedback for you all, just ask the teams to give you more specificities as who's available to be able to follow up and weigh each on this piece of.
Thank you all for your commitment. That's been a long, long journey.
Thank you all so much for coming today.
I'm excited to have you here.
I'm back.
I also had similar questions which have to do with funding and if these are tied because even I mean Narcan. I know there's different opportunities for funding, but like regular Wellness checks, those were people. Unless you're thinking of a way to do it that is volunteer based or.
Tenant based, I wasn't sure.
That is definitely been one of our challenges.
To figure out how to implement the recommendations is again like I was saying who's responsible and is there the resources? I mean there is resources around Narcan which is part of the easier recommendations.
So do you all feel like when you think about the work of different people and members of the board?
And knowing that funding is restricted for some of the programs, even if we know they'd be super successful and you know you've identified them as gaps, do you see opportunities where?
US residents can respond to some of these, like the Wellness checks or I don't know, do y'all have you know, different boards within the different PSH buildings?
Because I also just wanna point out, you know, we get a lot of emails from different people around the county, but a lot in Skid Row that'll be elevated talking about an issue that they're building. Well, one plan that we've had, especially implementing the Narcan system is ident.
What we would call ambassadors in each building, which would be.
A resident who has been trained in the.

Application of the Narcan but also to ensure that the supplies are upkeep and to notify when they need to be refilled and so we we plan to use that model as the way to get the information to every building and hopefully we can use those as well to. Address the Wellness checks.
As well.
And that will just be like people will volunteer for those ambassadors.
And then I'm curious on this, the third one, the yellow one, prioritize the hiring of Skid Row residents for staff and outreach roles across all service providers and initiatives.
This one's coming to the county.
I know there could.
It could be because there's like issues of equitable compensation which have to do how we fund.
I wasn't sure if this is also one that's going to the service providers and what kind of work is being done, because agree, agree, agree, want to see more of this.
Yes, absolutely.
So there has been a lot of changes going on in the permanent housing buildings in Skid Row.
A lot of passing of ownership, a lot of passing of management, someone thing that was identified and the Council's community survey was the the desire for residents to have more community programming. But the community rooms are locked up.
You know they're supposed to be supportive services on staff and management on site.
And they don't comment for multiple days at a time.
So the residents don't have anybody to report to, so they don't really know who to address these issues to or these concerns to.
So that's where county oversight if they are attached to any type of supportive services in Skid Row specifically, could be could be assistive, because yeah, there's just there's there's nobody for them to go to to report these things and.
I think as far as the Community ambassadors go, it's.
Residents really are capable, even more than capable, as you can see of organizing themselves.
But they should be compensated for for that in a way.
So that's where funding could could support them.
It can't be passed off on the on the service providers for providing the the supportive

services because it is ever changing.
Many residents don't even know who the building management is at the time, and by the time they figure out it changed and they are notified with a note on their door.
So it's a lot of moving pieces.
He says that going to it.
Can I can I ask a question? Latest for Sarah and Molly, but some of the sounds maybe not all of it. Some of the property management, but like in terms of like the case management like is, is this not written into like the ICM F contract that we? Have with some of the buildings like the requirements.
Yeah. So it is written into the ICMS contracts, but one of the things to know about Skid Row is that because these buildings predate measure age.
They have different levels of ICMS in them, so not all buildings have 100%.
I see a mess for everybody who's in the building.
So you might have a building where ten people have ICMS, but the rest of the building hasn't.
It's just because these are older buildings. Some of them are brought into the portfolio in different ways, but it doesn't necessarily mean the entire building.
So there's even like an equity issue to be honest with.
You have like more ICMS in the building is who doesn't. But we offer like we've given free range to do outreach to resin to our currently enrolled in ICMS to enable them to get people enrolled in SMS if they wanted.
So that is something that has been from the beginning of Measure H was something that was offered to buildings in Skid Row and then we reiterated that when all of the transitions happened with the Skid Row Housing Trust portfolio and the transition of ICMS in those buildings to.
New ICMS providers and encourage those providers to be doing proactive outreach. To residents and buildings that.
Weren't previously getting ICS.
So often that service so and I I think this probably played out different in different buildings, but certainly our position has been that we wanted to ensure that all the residents and have access to those services should they want them.
Last question, Kevin and Baron, do you feel like you really your voices and other people in the Resident Council and then maybe some other just tenants feel like this is an opportunity where you do have influence over what's happening and your role

is is taken really seriously and?
You feel heard?
Yes, I I definitely do. I feel like we've the first time we have a organized, unified voice for the people and we are also being included at the table with meetings like this.
So yes, I do feel like we are making a difference.
One issue that the tenants have down there is the problem with accountability. Many of them make complaints and make suggestions on things that are never followed up and when they're not followed up on, there's nobody to hold these people account.
Able and as the voice of the residents, we'd like to know anyways that we can further assist you with our information, our surveys, or anything we can do with what you're doing.
To to change the situation in Skid Row.
Yeah, I have just a question about because I didn't have a chance to read through the implementation plan, but are there any are any of these recommendations or even the ones that like have to go to the City Council?
Are there?
Are there recommendations on what actions seem to be taken by the City Council or by the board to implement some?
Like, are there authority pieces or things that HSH needs authority?
Or in order to think about accountability, you know, implement accountability measures or other sorts of pieces.
I think it's a great recommendation. I think the original the first year of the Council was really focused on collecting all this information and creating the recommendations.
But actually like what would it take to implement these? This something we could flush out of Lawrence?
All right.
Thank you.
All right.
Thank you.
Yeah. Thank you so much.
I appreciate you.
Yeah, great having you all.
Yeah. Thank you.

Great. That is it for our presentation.
OK, recommendations for each item.
I'd love to get a presentation on where lived experience and oversight will live in the news department, OK.
You must have been asking me. That's coming up next. Coming. My future item is just a little work.
Next time.
Any more ideas?
I feel like I said a bunch of things last meeting, but don't worry. I think they reported.
Yeah. And if they have a committee, yeah.
OK.
All right. Then we will move on to public comments.
So for those members of the public, it is your right to participate in today's meeting and we encourage our participation.
Public comment is limited to one minute. For those joining virtually.
Chit you should raise your hand on Microsoft Teams and then we have one pause upon exiting and those joining us via telephone. Please press * to virtually raise your hand and start this to unmute yourself.
If you have a minute to speak once you are, hold on.
Jessica, you may unmute yourself.

JP **Jessica Parral** 1:37:10
Good afternoon.
My name is Jessica Peral and I work as a policy advocate at the Los Angeles LGBT Center.
I'm urging the county to continue its efforts in the supplemental budget to identify funding to close the gap in funding for homelessness services. Excuse me.
Almost $200 million at a time when resources are being cut across the board.
LGBTQ people who experience homelessness at far higher rates than the general population, with up to 30% of trans adults having.
In their lifetime are some of the people who are harmed first, and for LGBTQ seniors, this crisis is especially severe. Many age without family support, base discrimination, housing and care settings, and live on fixed incomes. Cutting housing and support services right now doesn't reduce the need it deep.

Inequality, please take the necessary steps to restore funding to homeless services in LA County. Thank you.

JS **Jillian Sadler** 1:38:04

Thank you.

OK. With that, we are adjourned at 3:40 PM.

Thank you.

So much.

◉ **Jillian Sadler** stopped transcription