



MEASURE H

Citizens' Oversight Advisory Board

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 493, Los Angeles, California 90012
<https://homeless.lacounty.gov/oversight/>

MEETING AGENDA

DATE: Thursday, June 6, 2024

TIME: 1:00 p.m. – 4:00 p.m.

LOCATION: Kenneth Hahn Hall of Administration

500 W Temple St., Room 374-A
Los Angeles, CA 90012

Duarte City Hall

1600 Huntington Dr., City Hall Conference Room
Duarte, CA 91010

1st District Appointee
Brian Tabatabai

2nd District Appointee
Amelia Williamson

3rd District Appointee
Abby J. Leibman

4th District Appointee
Andrew Kerr

5th District Appointee
Jody Schulz

**Executive Director,
Homeless Initiative and
Affordable Housing**
Cheri Todoroff

Advisory Board Liaison
Danielle Zapata

For members of the public who wish to join virtually or over the phone, please see below:

Microsoft Teams Link: [Click here to join the meeting](#)

Teleconference Number: [+1 323-776-6996, 670556148#](tel:+13237766996)

- I. **Welcome & Introductions**
- II. **Approval of Minutes for the March 7, 2024, Regular Board Meeting**
- III. **General Public Comment**
- IV. **Encampment Resolution Fund Program Update** – Onnie Williams III, Chief Executive Office – Homeless Initiative and Affordable Housing
- V. **Mortality Rate and Causes of Death Among People Experiencing Homelessness in Los Angeles County** – William Nicholas, PhD, MPH, Director, Center for Health Impact Evaluation Los Angeles County Department of Public Health
- VI. **Housing Acquisition Update** – Elizabeth Ben-Ishai, Chief Executive Office – Homeless Initiative and Affordable Housing; Sophia Rice, LA Housing Services Director, and Perlita Carrillo, Associate Director of Housing Acquisition for Flexible Housing Subsidy Pool, Brilliant Corners; Thomas Wong, Associate Director of Unit Acquisition, Los Angeles Homeless Services Authority
- VII. **Adjournment**

*If any person intends to submit documentation to the Advisory Board for its consideration prior to the meeting, such documentation shall be submitted via email to: MeasureHOversight@lacounty.gov, no later than 5:00 p.m. the day before the scheduled meeting.
"Combatting homelessness together"*

Next Meeting Date: Thursday, September 5, 2024, at 1:00 pm

**Measure H Citizens' Oversight Advisory
Board Meeting Minutes
Thursday, March 7, 2024**

ATTENDEES

Advisory Board: Chair Amelia Williamson
Board Member Andrew Kerr
Board Member Brian Tabataba

County Staff: Cheri Todoroff, Executive Director, Chief Executive Office-
Homeless Initiative
Oscar Valadez, Los Angeles County Auditor-Controller
Noro Zurabyan, Los Angeles County Counsel

I. Welcome and Introductions

- Chair Williamson called the meeting to order at 1:07 p.m.

II. Approval of Meeting Minutes

- The June 1, 2023, and October 13, 2023, meeting minutes were unanimously approved with no amendments.

III. General Public Comment

- Wanda Solomon, Executive Director of Single Parents of America, commented on the lack of affordable housing for families and children, specifically children that are homeless in unincorporated areas, and how Measure H is allocated.

IV. Audit of the Homeless and Housing Measure H Special Revenue Fund for the Year Ending June 30, 2023

- Oscar Valdez from the Los Angeles County Auditor-Controller presented the Fiscal Year 2022-23 Measure H Annual Audit.
- Board Member Kerr inquired about the challenges of expending all Measure H dollars and discussed with Cheri Todoroff, Executive Director of the Chief Executive Office-Homeless Initiative (CEO-HI), tools that may help to more effectively expend dollars for housing.
- Discussion ensued between Chair Williamson and Oscar Valadez regarding the Measure H audit.
- Public Comment:
 - Wanda Solomon inquired about the Measure H audit and program allocations.
- This item was received and filed.

V. FY 2024-2025 Approved Funding Recommendations

- Cheri Todoroff provided a presentation on the CEO-HI's approved funding recommendations from Fiscal Year 2024-25.
- Discussion ensued among Board Members Kerr and Tabatabai. and Cheri Todoroff regarding affordable housing, the City of Los Angeles' Measure HHH revenue stream, incentive programs, the Jail In-Reach program and prevention efforts.
- After this discussion, Chair Williamson made a further inquiry into master leasing and where these projects are located or if they are disproportionately concentrated in specific areas of the County.
- Public comment:
 - Able, member of the public, commented on community outreach for future Measure H Citizens' Oversight Advisory Board meetings.
 - Wanda Solomon, commented on her son's lived homelessness experience and raised questions about resources in unincorporated areas.
 - Willis, member of the public, commented on a proposed video documentary project he wishes to produce which would follow the lives of people experiencing homelessness.
- This item was received and filed.

VI. Emergency Response Update

- Cheri Todoroff provided a presentation on CEO-HI's Emergency Response Update one year report.
- Board Member Kerr made several comments regarding the Emergency Proclamation and how Care Courts can be utilized as a tool to prevent homelessness.
- Public Comment:
 - Wanda Solomon, commented on the need for permanent housing stability.
 - Jasmin, member of the public, commented on issues regarding substance abuse and mental health issues.
 - Able, member of the public, commented on the range of individuals that can fall into homelessness.
- This item was received and filed.

VII. Adjournment

- Meeting ended at 2:57 p.m.

Minutes submitted by: Norma Benecia Lobatos

Minutes approved by: Danielle Zapata

Next meeting will be held on Thursday June 6, 2023.

June 6, 2024

Encampment Resolution Funding (ERF) Program Update

Measure H Citizens' Oversight Advisory Board



Chief
Executive
Office.



County of Los Angeles
Homeless
Initiative

Encampment Resolution Fund Program

ERF Round	Amount Awarded (Approx.)	Fiscal Year
ERF 1	\$48 million	2021-2022
ERF 2	\$200 million	2022-2023
ERF 3	\$300 million	2023-2024

The **Encampment Resolution Fund (ERF)** program is a competitive grant awarded by the **California Interagency Council on Homelessness** to Counties, Councils of Government, and cities of any size that demonstrate an ability to conduct housing-focused encampment resolution.

ERF aims to:

- **Assist local jurisdictions** in ensuring the safety and wellness of people experiencing homelessness in encampments
- **Resolve critical encampment concerns** and transition individuals into **safe and stable housing**
- Encourage a **data-informed, coordinated approach**.

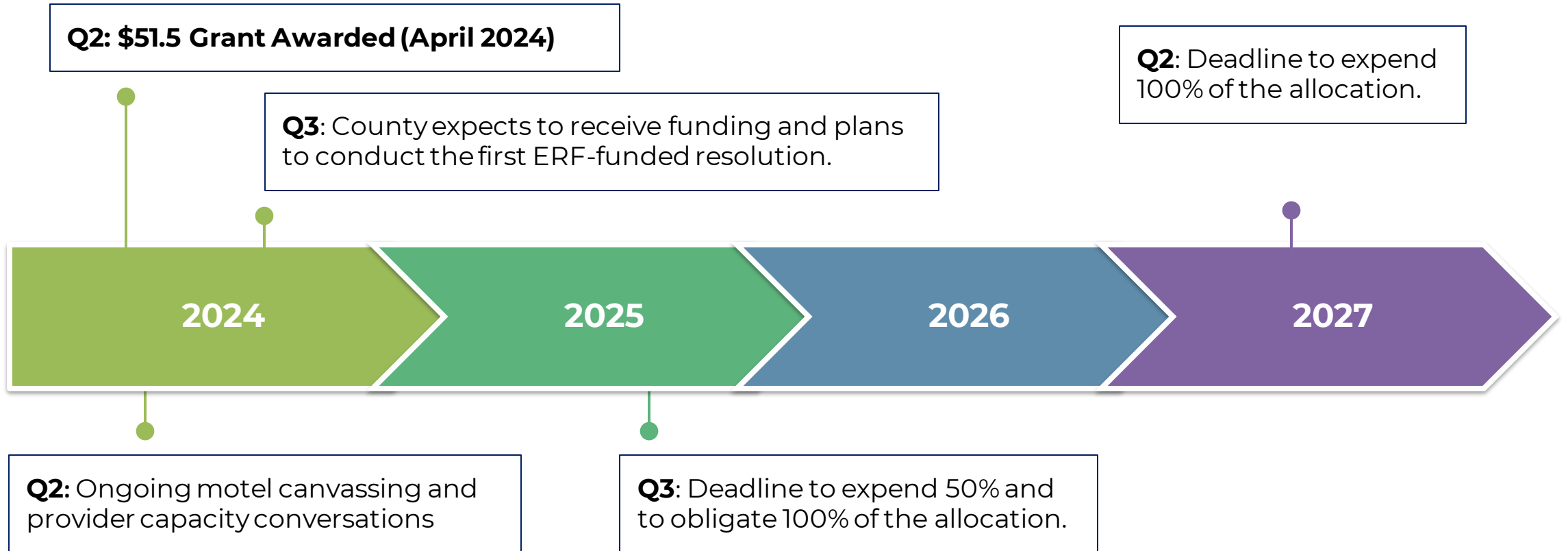
ERF ROUND 3 AWARD

Pathway Home



ERF ROUND 3 Pathway Home

Timeline



ERF ROUND 3 Pathway Home

Encampment



One of the **largest encampments on the state's right of way**: the 105 corridor from West Athens to Norwalk and its associated riverbeds.

Includes **six zones along the 105 corridor/Metro C-Line**, where people experiencing unsheltered homelessness are living in the riverbeds and taking refuge near the freeway where it crosses the LA and San Gabriel Rivers and where multiple LA Metro stations are co-located.

ERF ROUND 3 Pathway Home

Award Details

The County will receive almost \$52M and agreed to leverage \$16M in existing local funding to expand its Pathway Home program

These new resources will enable us to:

- Secure **212 motel rooms** to serve **~475 households** comprised of **586 individuals** over a three-year period
- Help LAHSA secure **master leased units**, **Housing Navigation slots**, and **Time Limited Subsidies** to connect these households with permanent housing
- Support the disposition of nearly **60 unsafe and uninhabitable RVs** from the public roadway, returning community spaces to their intended use



ERF ROUND 3

Pathway Home

Partners and Leveraged Funding

ERF Funding
\$51.5M

Leveraged Funding
\$16M

- **\$13M** LA County Homeless Initiative
- **\$2.8M** LAHSA
- **\$0.2M** DPW

LA County Partners

- Supervisor Holly Mitchell
- Supervisor Janice Hahn
- LASD-HOST
- LAHSA
- DHS-HFH
- DPH-EHD
- ISD
- LACoFD

Municipal Partners

- LA Metro
- Caltrans
- Gateway City Council of Governments
- Compton School District
- Charles Drew University of Medicine and Sciences

City Partners

- City of Los Angeles
- City of Bellflower
- City of Downey
- City of Norwalk
- City of South Gate
- City of Lynwood
- City of Santa Fe Springs

Unincorporated Area Partners

- West Athens
- Willowbrook

Thank you.



Chief
Executive
Office.



County of Los Angeles
Homeless
Initiative



Health Services
LOS ANGELES COUNTY

HOUSING
FOR
HEALTH



Mortality Rates and Causes of Death among People Experiencing Homelessness in Los Angeles County: 2014-2022

Will Nicholas PhD, MPH

Director, Center for Health Impact Evaluation

Los Angeles County Department of Public Health

Measure H Citizens' Advisory Oversight Board

June 6, 2024



Today's Agenda

1. Summarize the report's findings and recommendations
2. Respond to any questions about the findings
3. Discuss the implications of the findings and recommendations



Methods

- **Crude Mortality Rate = # of Deaths in year/Total mid-year population x 100,000**
- **Identifying deaths among PEH**
 - Medical Examiner data
 - California death certificate data
- **PEH Population**
 - Annual point-in-time count and demographic survey
 - No count conducted in 2021 so average of 2020 and 2022 was used as a proxy for 2021
 - Demographics data allows for age-adjusted comparisons of mortality by race/ethnicity and gender; and age/gender adjusted comparisons of PEH mortality to LA County mortality.

Figure 1: LA County PEH Deaths and Crude Mortality Rates, 2014-2022

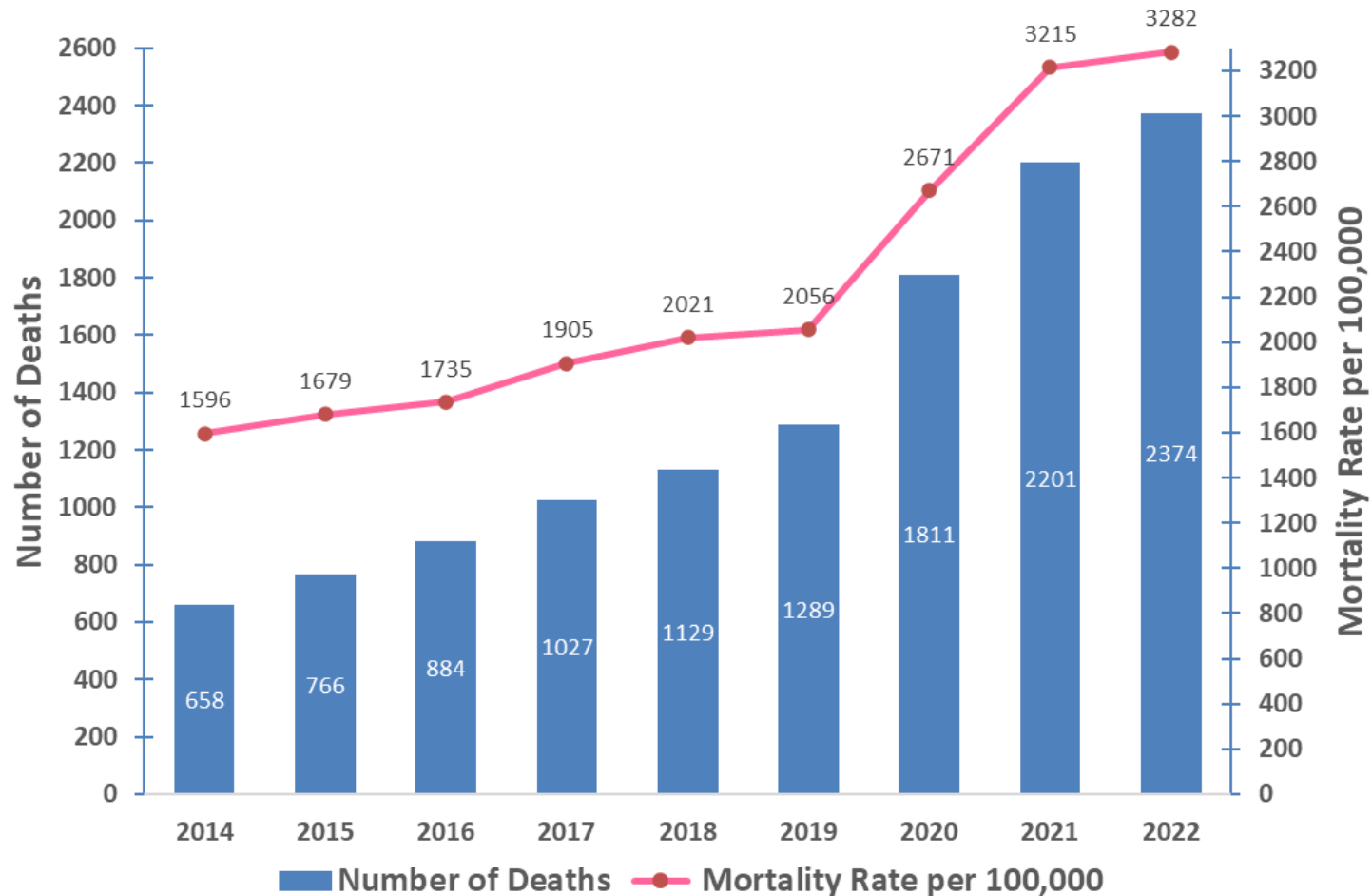
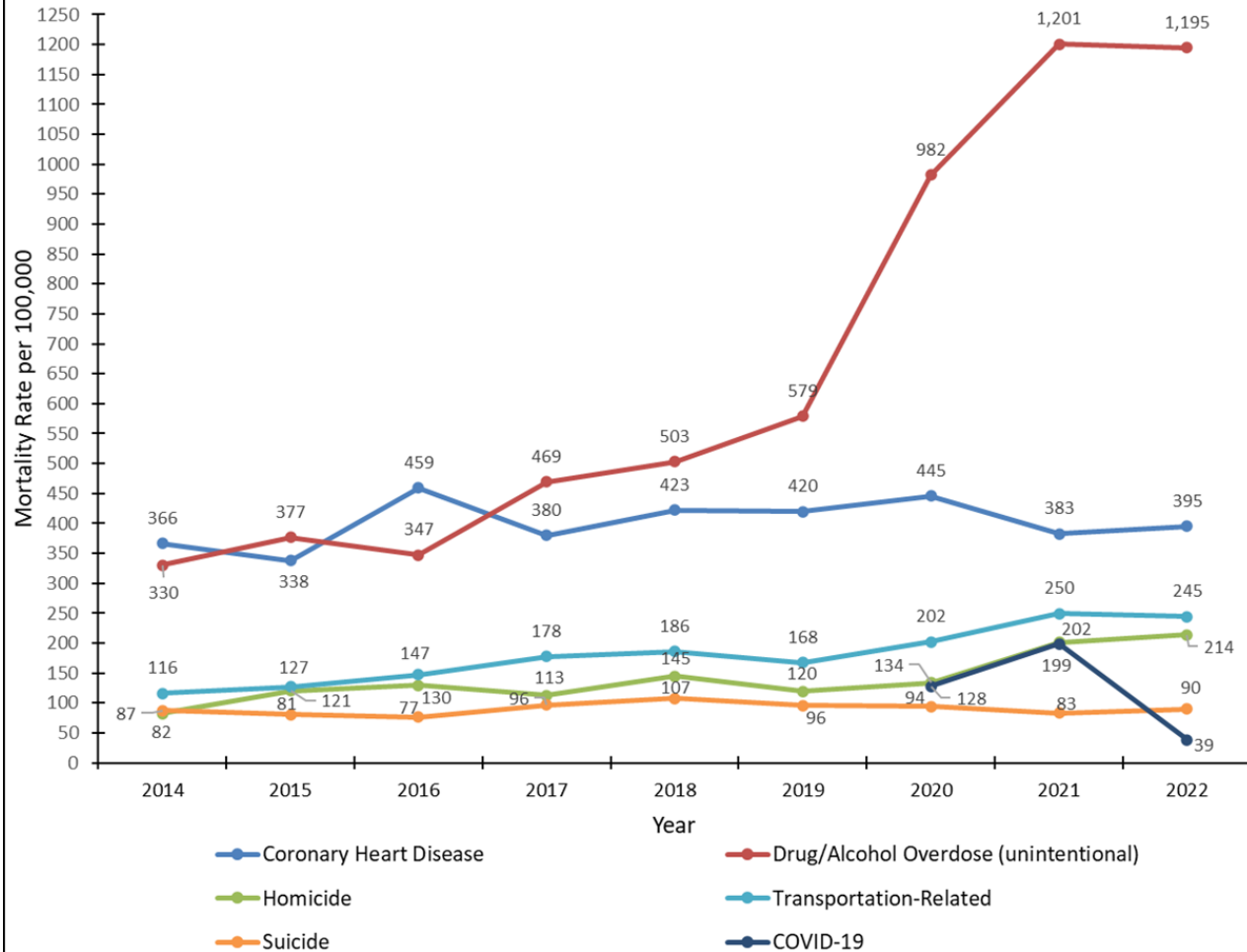
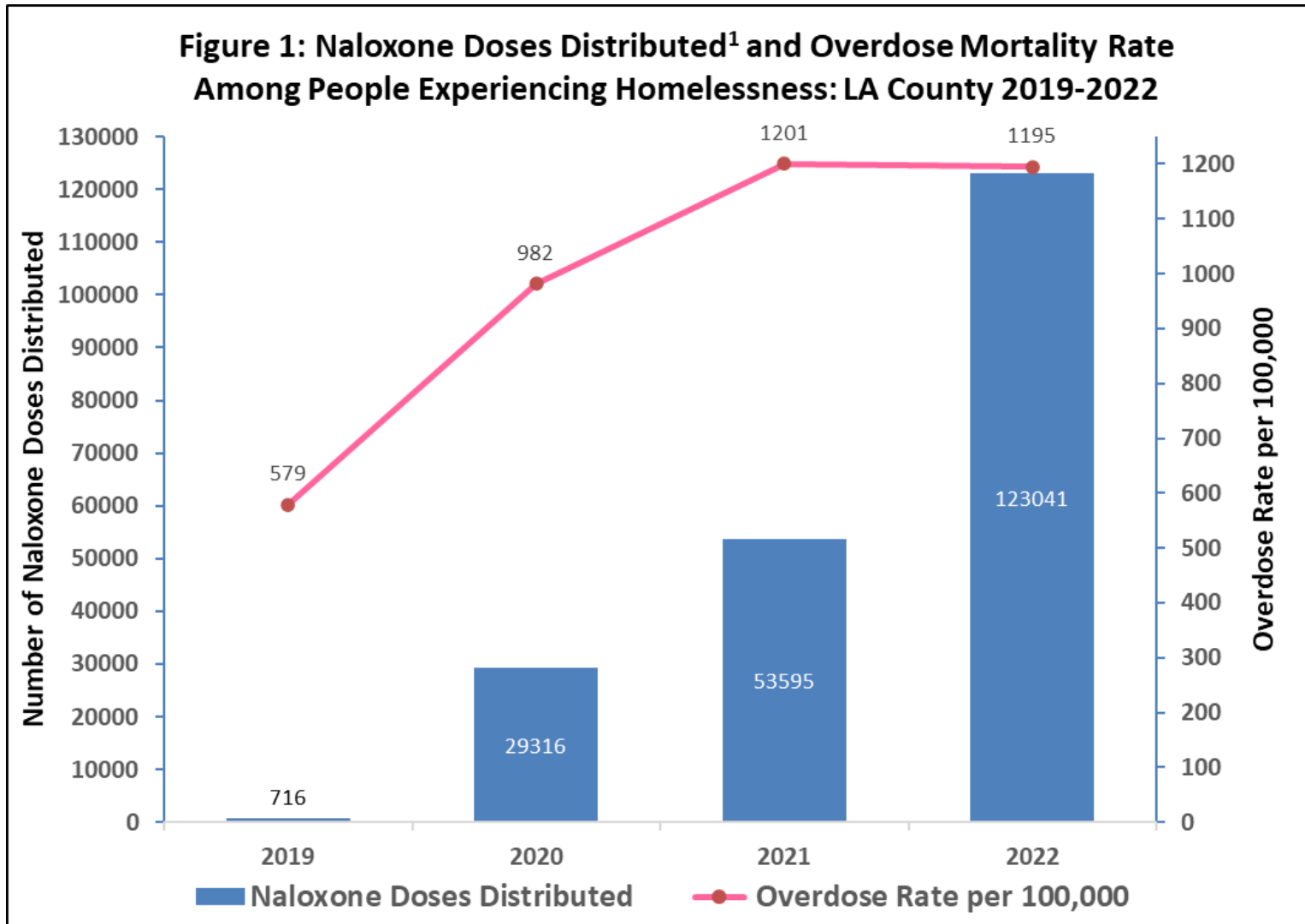


Figure 2: Cause-Specific Crude Mortality Rates Among LA County PEH, 2014 -2022





1. By DHS's Overdose Education and Naloxone Distribution Program.

**Figure 2: Cause-Specific Mortality Rates Among LA County PEH, 2014 -2022
(Overdose Excluded)**

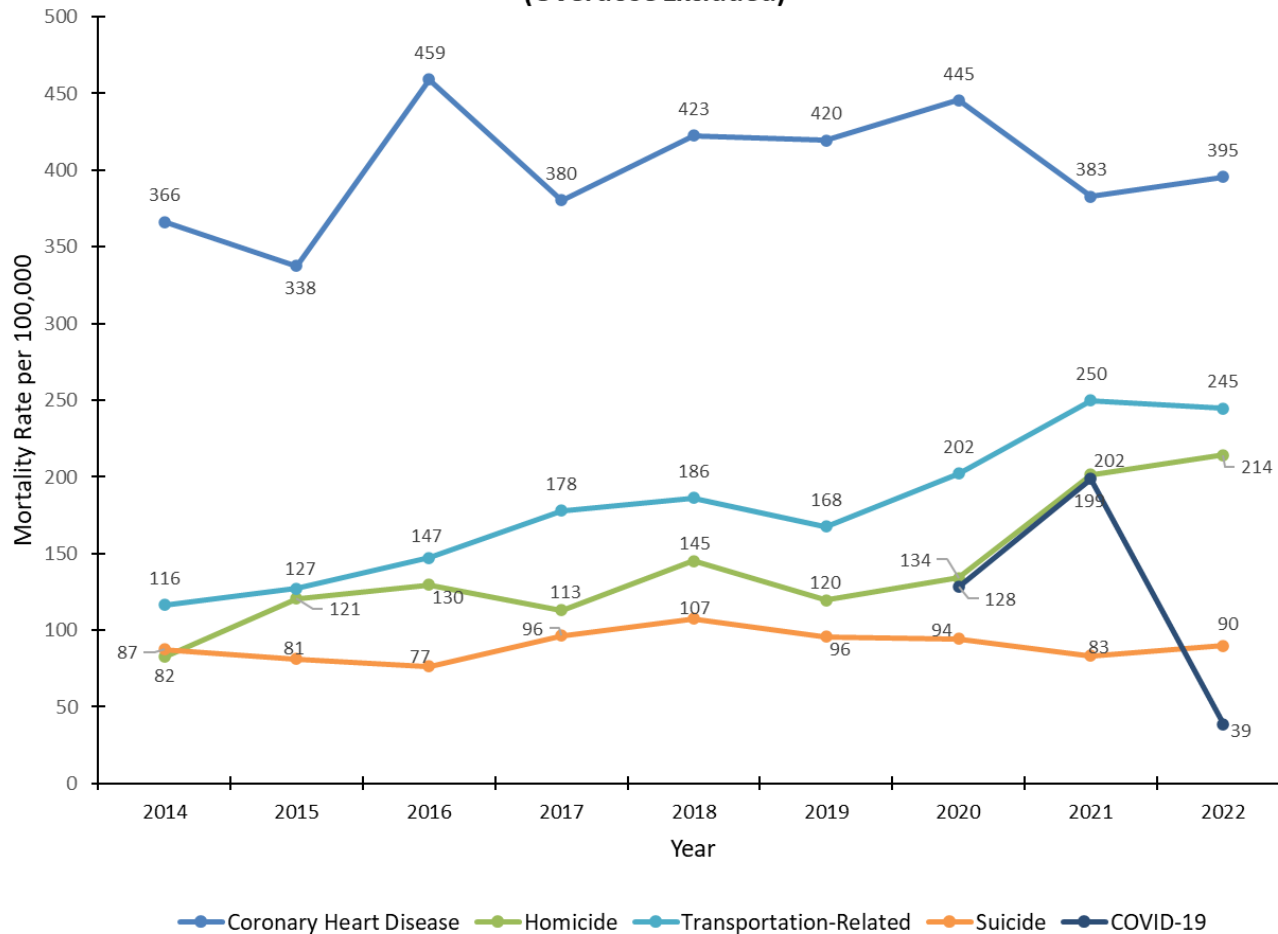


Figure 3: Age-Adjusted All-Cause PEH Mortality Rates by Race/Ethnicity, 2020-2022

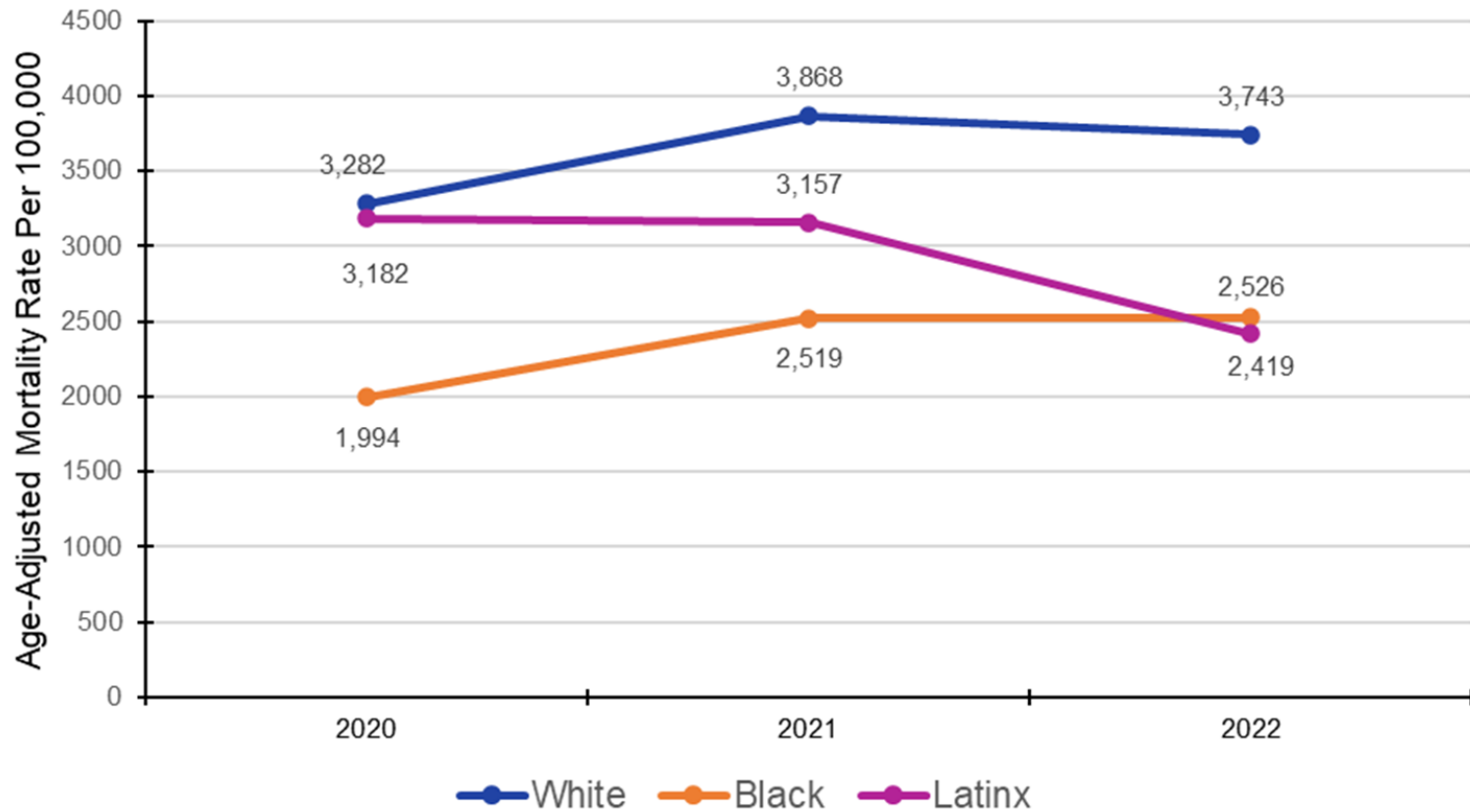


Figure 6: Age-Adjusted All-Cause Mortality Rates Among PEH, by Gender, 2020-2022

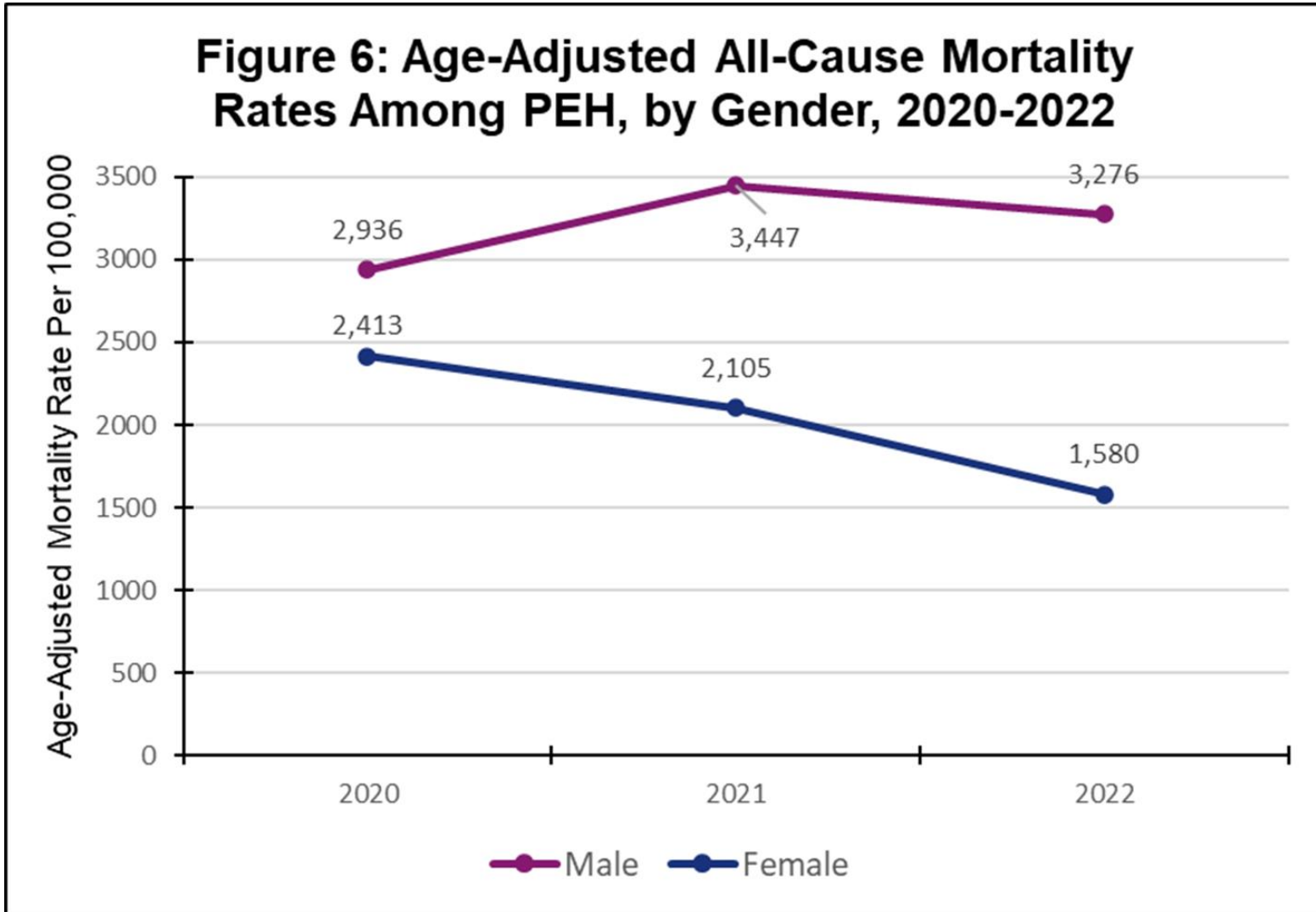


Figure 10: Percentage of AOD Overdose Deaths among PEH Involving Specific Drug Types*, 2018-2022

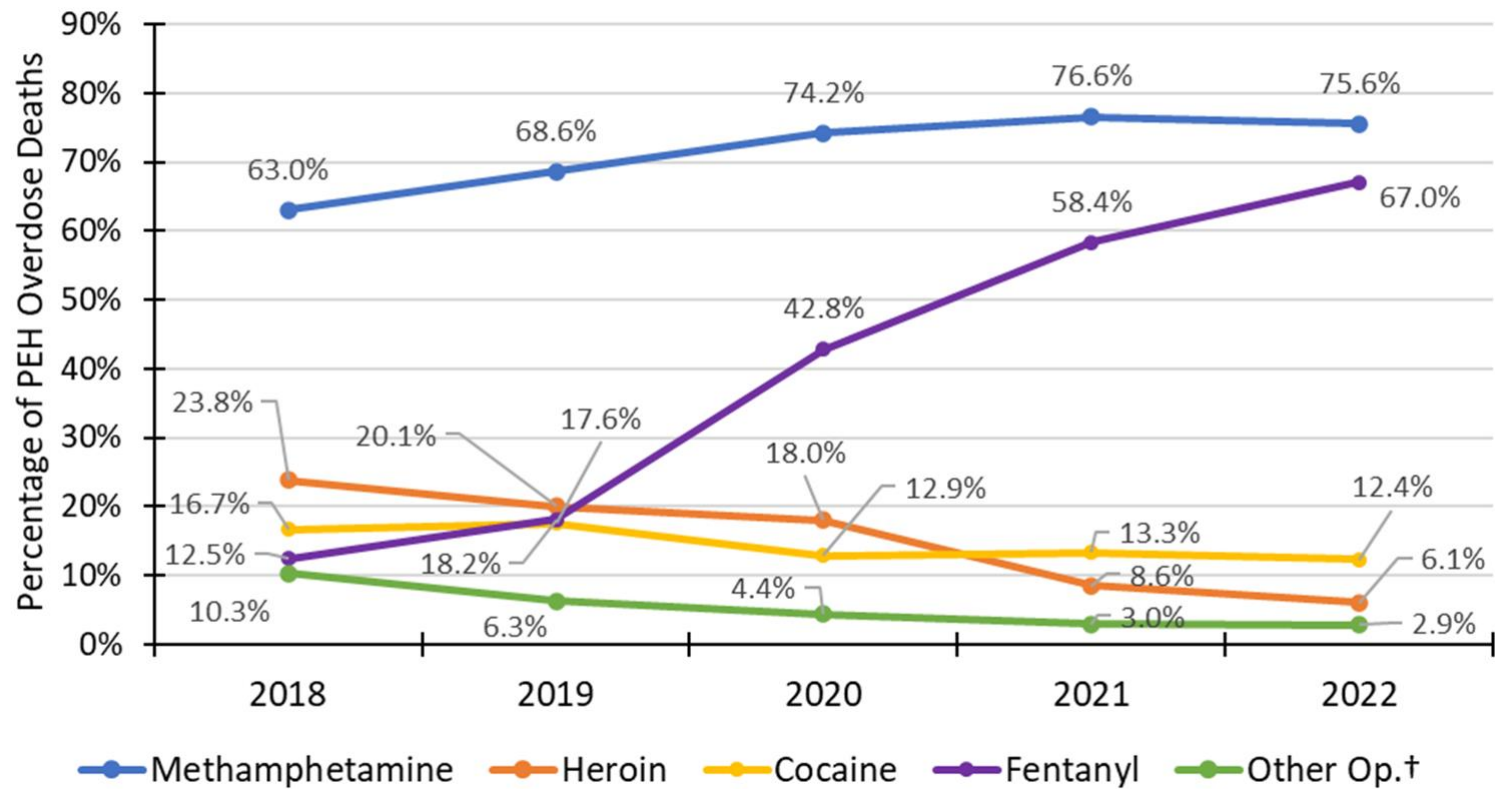


Table 2: Age- and Gender-Adjusted Mortality Rate Ratios (MRRs)*: PEH Compared to LA County Population (2021 and 2022 Combined)

Cause of Death	MMR
All Causes of Death	3.9
Drug and Alcohol Overdose	40.5
Coronary Heart Disease	4.3
Transportation-Related Injury	18.3
Homicide	17.7
Suicide	8.4
COVID-19	1.7

*The MRR is the mortality rate among PEH divided by the mortality rate in the total LA County population



Recommendations

Ensure Rapid Access to Housing and Shelter that are Responsive to the Needs of LA County Residents Experiencing Homelessness

- All physical health, mental health, substance use, and social service providers are trained to facilitate linkages to housing and shelter options (e.g., through VI-SPDAT).
- The supply of permanent supportive housing and interim housing options is sustained and expanded.
- People who use drugs do not lose their housing due to substance use; recovery-oriented housing is available to residents who benefit from abstinence-focused living environments; and all congregate living settings have readily available overdose prevention services.



Expand Harm Reduction and Overdose Prevention Outreach, Engagement and Response, Prioritizing Los Angeles County Residents Experiencing Homelessness at Highest Risk for Overdose

- Advance legislation, regulation, and local engagement and advocacy to establish safer consumption spaces.
- Sustain and expand:
 - harm reduction and overdose prevention services in jails, hospitals, and residential settings, and through street-based outreach and engagement;
 - welcoming drop-in spaces with access to harm reduction services and linkages to substance use treatment and other needed physical and mental health services; and
 - telehealth and mobile physical health, mental health and substance use services.
- Integrate peer-led services to ensure that people with lived experience have a direct role in shaping and delivering services.
- Expand outreach and engagement, harm reduction, overdose prevention, and substance use field- and facility-based services for Black, Indigenous, and people of color, and for transgender, gender non-conforming, and intersex residents experiencing homelessness.



Ensure that Physical Health, Mental Health, and Substance Use Treatment Services are Available and Responsive to the Needs of LA County Residents Experiencing Homelessness

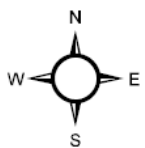
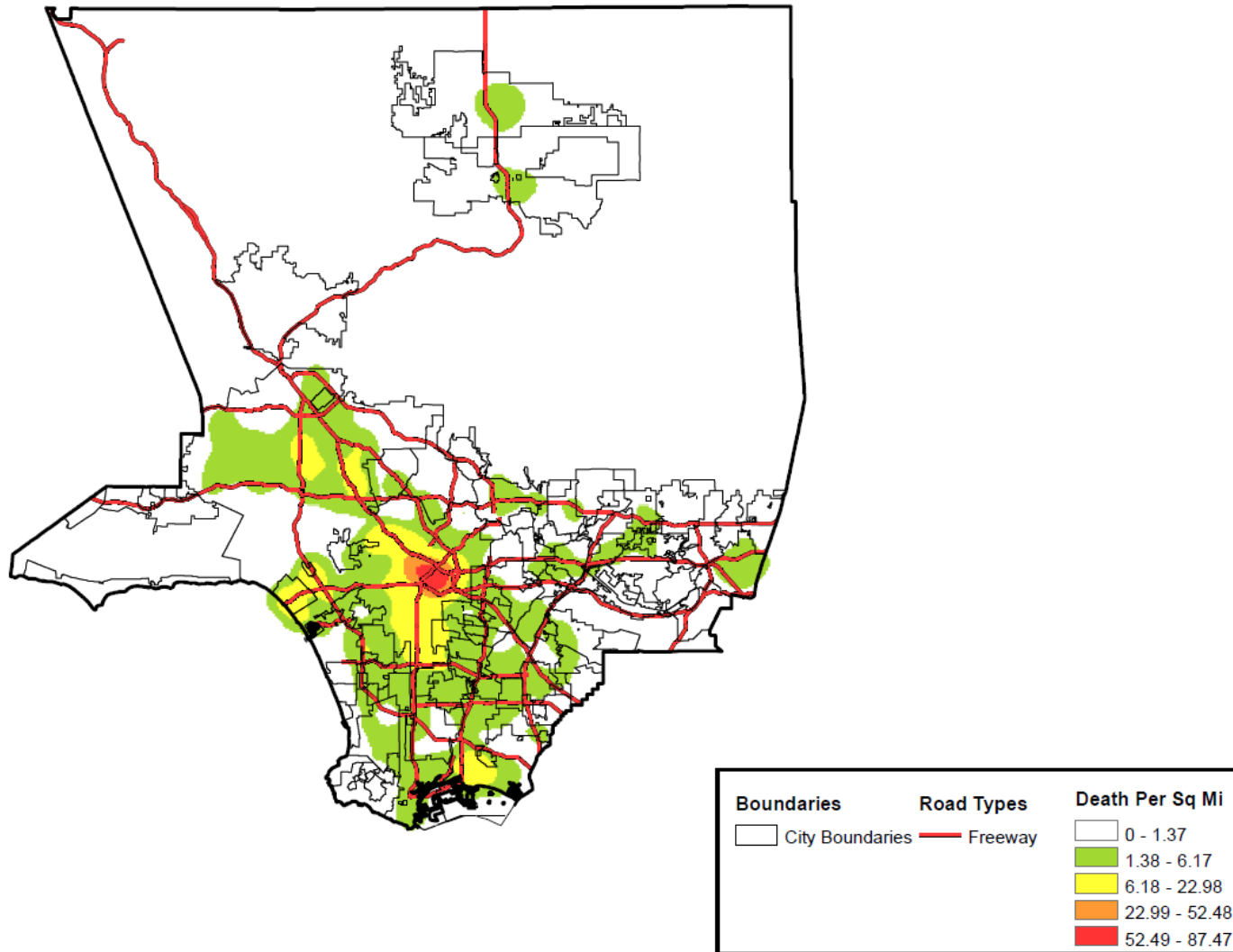
- Train medical providers to better understand and accommodate the special needs of LA County residents experiencing homelessness when they deliver chronic disease management services.
- Sustain and expand comprehensive primary and preventive care services, targeting those with heart disease and other chronic conditions, through street medicine and mobile clinics with links to facility-based medical care.
- Expedite and facilitate patient access to cardiac testing, procedures and specialty medications, along with recuperative care and other interim housing settings to facilitate management of cardiac disease.
- Ensure best practices for the implementation of infectious disease protocols—including facility and person-level protocols around cleaning, ventilation, temperature screening and cohorting—are deployed in settings that serve or house residents experiencing homelessness.

- Sustain and expand:
 - Mental health services, including the full range of outreach and engagement, and community and congregate setting-based services for those who may also be experiencing serious mental illness;
 - LA County’s Reaching the 95% initiative, which lowers the eligibility threshold for initiation of substance use treatment, lengthens the time of engagement in these services, and increases the presence of community-based outreach and engagement teams to help people engage in these service; and
 - FDA-approved opioid addiction medication services, with minimal barriers to access, across all physical health, mental health, and substance use treatment providers.

Reduce Traffic Deaths among Los Angeles County Residents Experiencing Homelessness

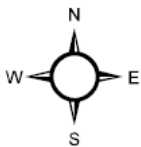
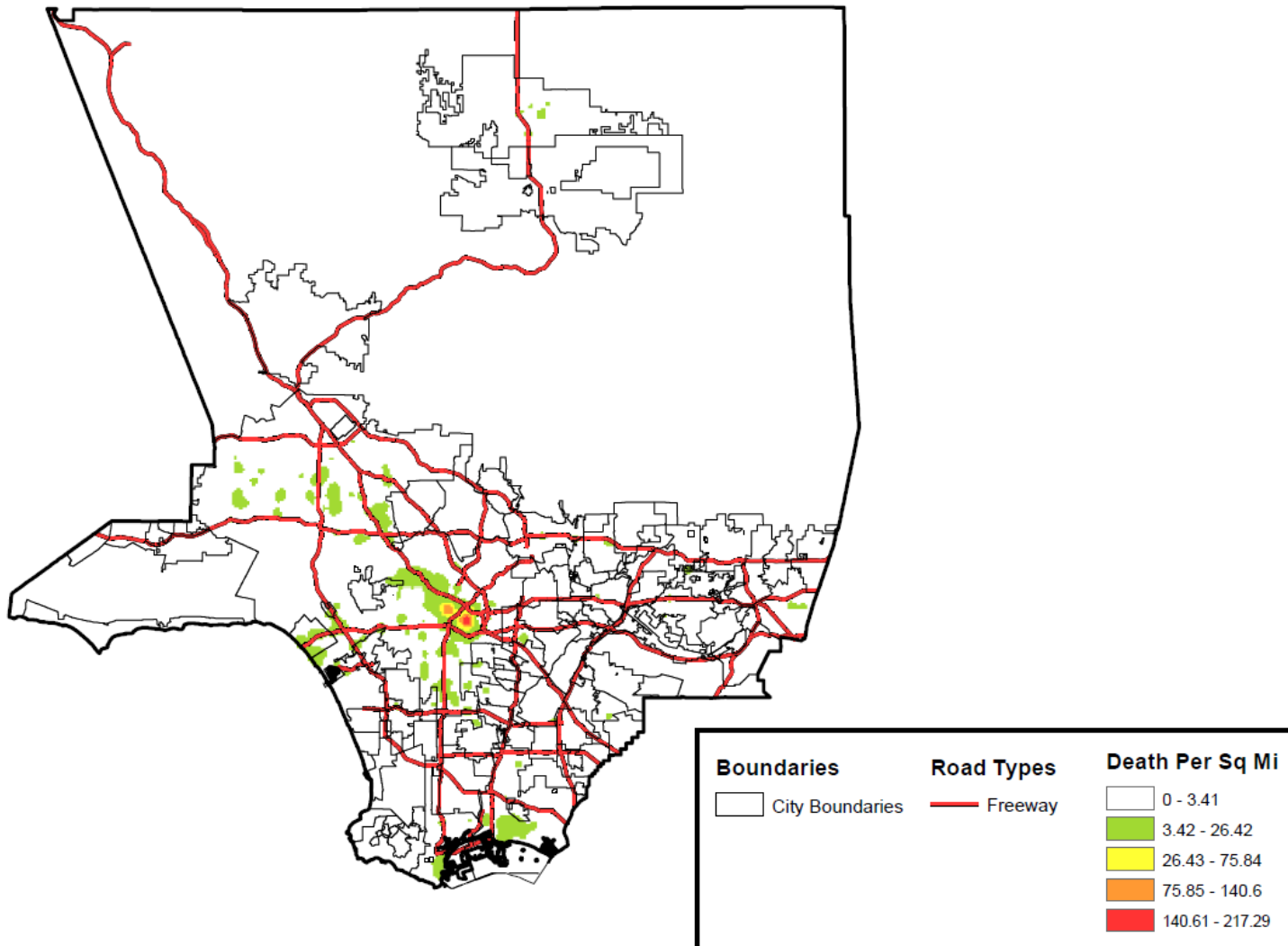
- Collaborate with municipalities and unincorporated communities to identify concentrations of fatal injury collisions to inform community planning and strengthen local infrastructure and policy interventions.

Heat Map 1: Deaths from All Causes Among PEH, 2021 - 2022 Los Angeles County (n=3,669)*



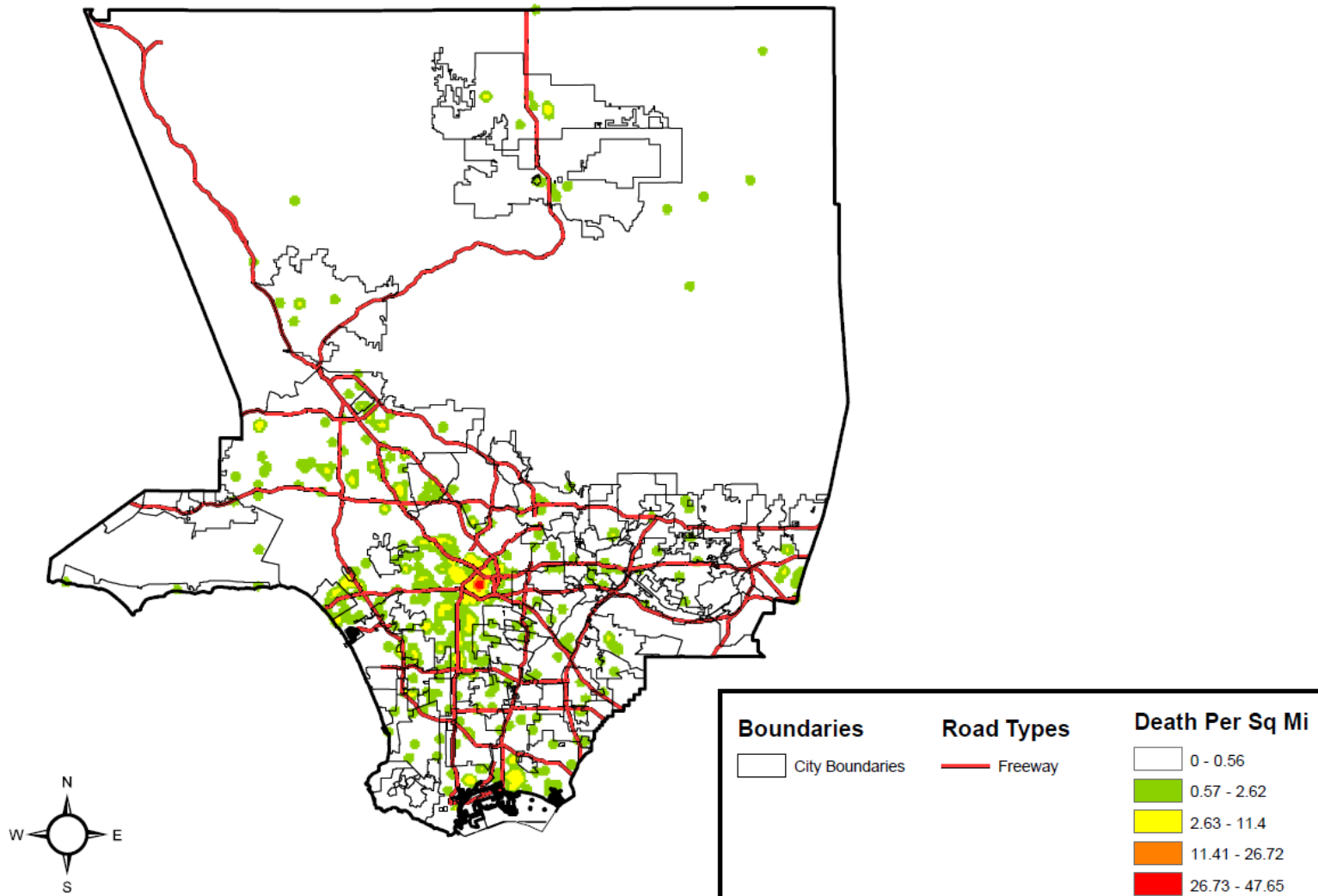
*Out of 4,575 total deaths, 906 were not included in the map because they occurred in hospitals and an event location was not available (549), there was no address information (275), or there was no cause of death information (82).

Heat Map 2: AOD Overdose Deaths Among PEH, 2021 - 2022 Los Angeles County (n=1,520)*



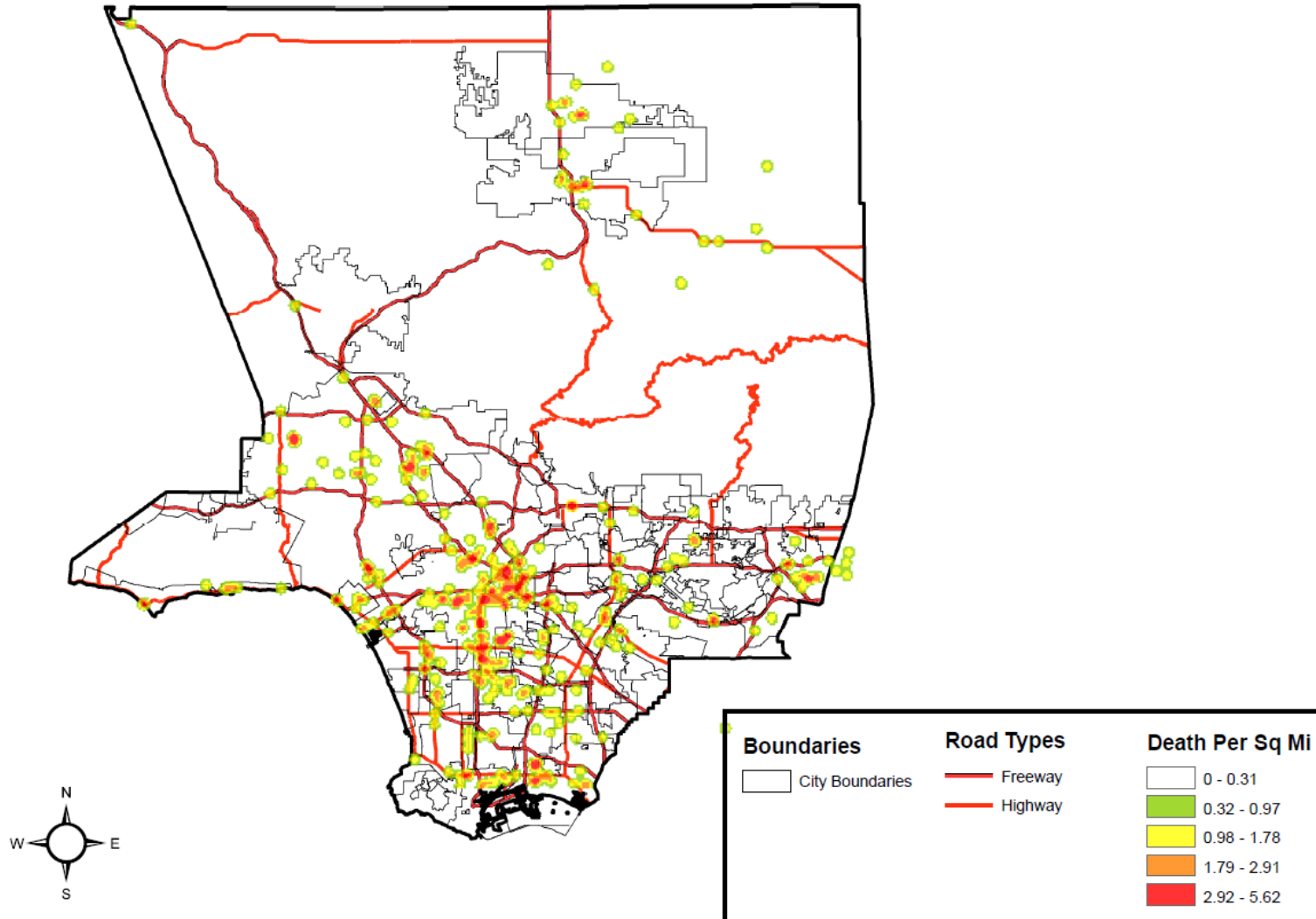
*Out of 1686 AOD Overdose deaths, 166 were not included in the map because they occurred in hospitals and an event location was not available (161), or there was no address information (5).

Heat Map 3: Coronary Heart Disease Deaths Among PEH, 2021 - 2022 Los Angeles County (n=476)*



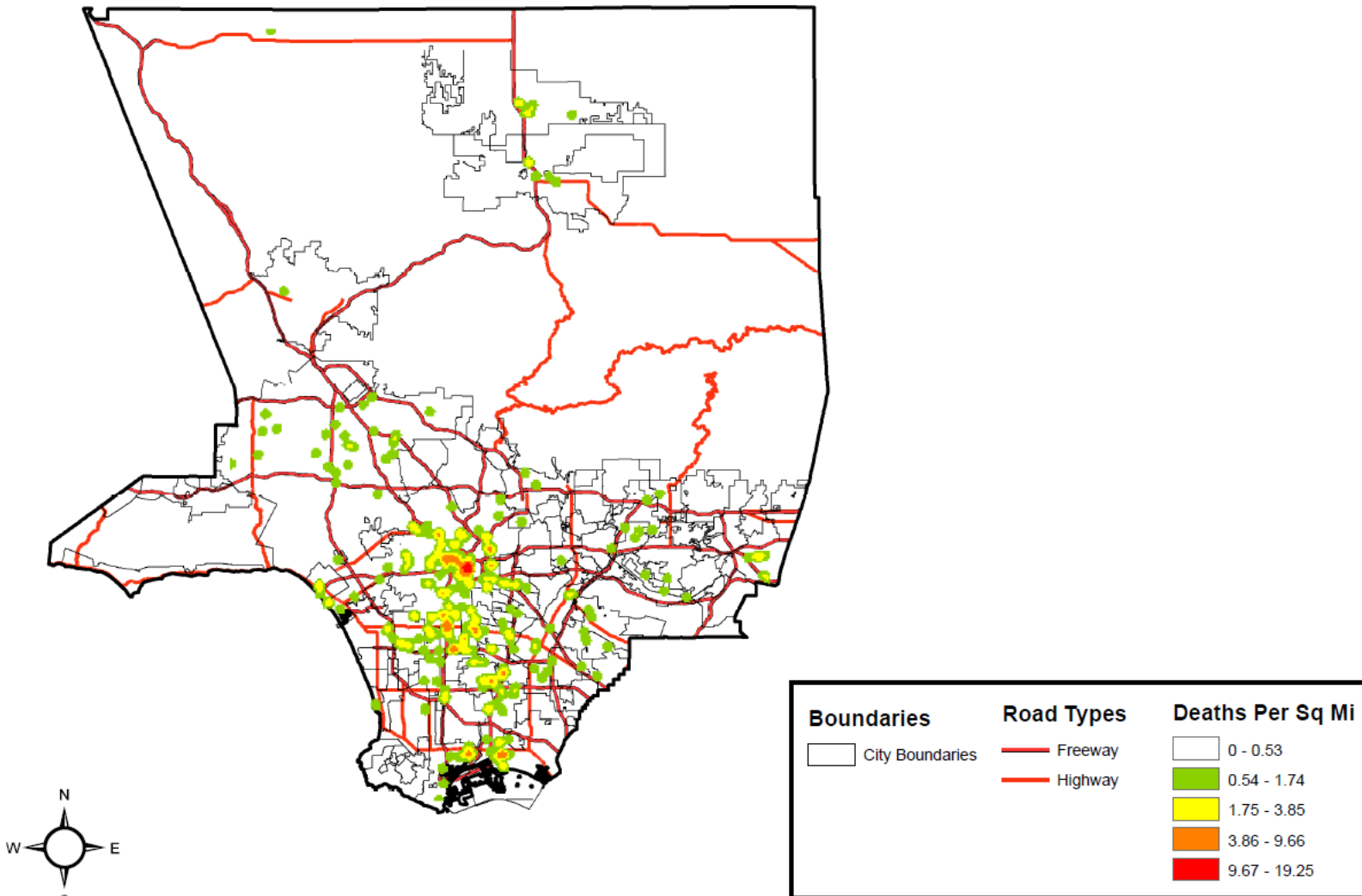
*Out of 548 Coronary Heart Disease deaths, 72 were not included in the map because they occurred in hospitals and an event location was not available (61), or there was no address information (11).

Heat Map 4: Transportation-Related Deaths Among PEH, 2021 - 2022 Los Angeles County (n=337)*



*Out of 348 Transportation-Related deaths, 11 were not included in the map because they occurred in hospitals and an event location was not available (4), or there was no address information (7).

Heat Map 5: Homicide Among PEH, 2021 - 2022 Los Angeles County (n=292)*



*Out of 293 Homicide deaths, 1 was not included in the map because there was no address information.



***THANK YOU!
QUESTIONS?***



For more information or additional questions please contact:

E-Mail: CHIE@ph.lacounty.gov

Website: <http://publichealth.lacounty.gov/chie/>

June 6, 2024

Los Angeles County Unit Acquisition Efforts

Measure H Citizens' Oversight Advisory Board



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What is Unit Acquisition and Why is it Needed?

- **Competitive housing market:** In a competitive rental housing market (4.8% vacancy), many people experiencing homelessness (PEH) with rental subsidies in hand seeking rental units struggle to lease up because of discrimination and other barriers.
- **Reducing barriers:** The Homeless Initiative (HI) funds Unit Acquisition efforts that incentivize property owners to reduce barriers for PEH to access their units.
- **Maximizing our investment:** Once units are secured through these efforts, PEH can lease up and utilize their rental subsidies. This maximizes the impact of the County's multimillion dollar investment in rental subsidies, as well as our use of federally funded rental subsidies.



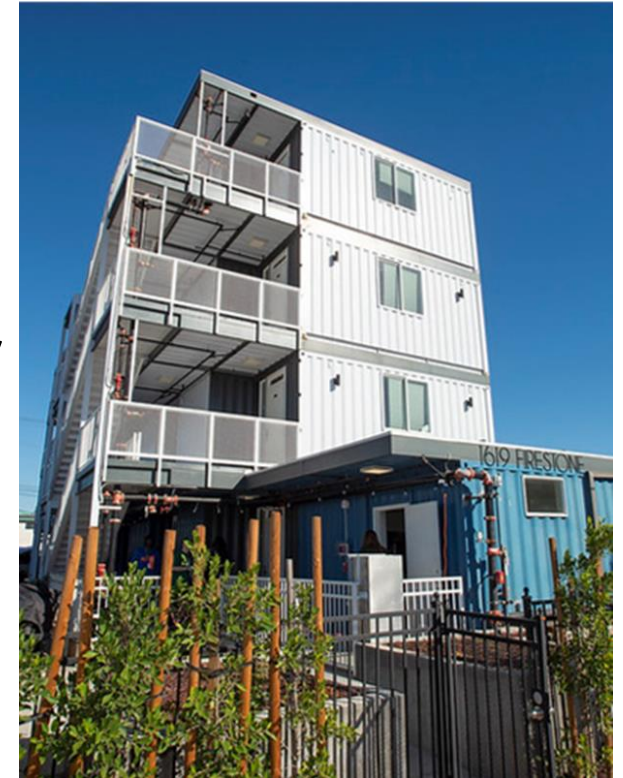
Opportunities for Diverse Rental Housing Providers

- **There are Unit Acquisition offerings for all...**
 - **Types of property owners:** Smaller portfolios, larger property management companies, mission driven companies, developers, individual property owners with ADUs, etc.
 - **Types of housing:** Property owners can participate by offering individual units, multiple units within a complex, entire apartment complexes, shared housing, and more for lease to prospective tenants.



Benefits for Rental Housing Providers

- **Stable source of rental income:** LA County offers a suite of options to Rental Housing Providers to maximize their housing investment through participation in government programs serving PEH, which provide a stable source of rental income and other supports.
- **Consistent customer service, support, and incentives:** Unit Acquisition efforts offer staff dedicated to supporting property owners and may provide incentives such as damage mitigation, holding fees, lease signing bonuses, and mediation (availability depends on the program).
- **Varied options maximize participation:** By offering various ways for property owners to get involved, the County is maximizing participation and increasing the availability of units to people with tenant-based rental subsidies.



Unit Acquisition Programs in LA County

Unit Acquisition options vary by:

- Program administrator
- Term of agreement
- Lessee (individual tenant or agency)
- Program in which client is enrolled
- Funding source and duration of client's rental subsidy
- Incentives available to property owner, such as:
 - Holding Fees
 - Damage Mitigation
 - Signing Bonus



Educating Key Stakeholders about Unit Acquisition

HI and partners are working to develop materials to educate stakeholders – including property owners, service providers, participants, government entities – about the suite of Unit Acquisition options available in LA County.

County of Los Angeles Homeless Initiative | REAL HELP. LASTING CHANGE.

Intro to Unit Acquisition for Tenant-Based Voucher Holders in LA County

Property owners in the private market are looking for different types of commitments based on their financial positions, level of comfort, etc. Maximizing opportunities to leverage the market requires the system to develop a suite of options that incentivize property owners to participate, and a way to track effectiveness and engagement with these programs, allowing the entities involved in these efforts to scale based on demand.

In response to rising rents and challenges accessing private, market rate rental housing as a viable pathway for people experiencing homelessness, local and statewide agencies have been experimenting with various distinct unit acquisition strategies.

While in practice these strategies vary dramatically in terms of legal responsibilities, opportunities, limitations, and implementation costs, they share in the goal of fully leveraging the capacities of the private rental housing market to impact homelessness in LA County.

ADVANTAGES

Advantages to these strategies include:

- 1 Expedited access to market rate buildings and units allowing the system to house more people faster
- 2 A reduction in traditional barriers to accessing housing in the private rental market, including histories or eviction histories or challenges related to credit, employment, or income
- 3 Increased opportunities for new developers and property owners to participate in solutions to end homelessness in the region

STRATEGIES

The chart below outlines four strategies for engaging private property owners to support efforts to end homelessness by renting their properties to tenant-based voucher holders.

Program	Lead Administrator	Overview	Average Length of Term (in years)
Direct Rental Subsidy Agreement	CHOP (PH)A	<ul style="list-style-type: none"> Typically a multi-year agreement between property owners and a local government for OIG Program cost reduced to unit-based grant funding to hold lease units, and a savings integration fund Property owner retains first decision and approval of tenants Lease remains between the tenant and the property owner Property owner retains responsibility over property management and operational costs 	Varies through June 2027
Reserve and Property Subsidy Services Agency	LAHCA	<ul style="list-style-type: none"> Typically a multi-year agreement between property owners and a local government Program cost reduced to monthly property owner management and operational costs Leasing agency takes up to two months to approve of prospective tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants 	3 years
Market Leasing	LAHCA	<ul style="list-style-type: none"> Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs Property owner retains responsibility over property management and operational costs 	3 years
Top Leasing Program	LAHCA and other PHOP in LA County	<ul style="list-style-type: none"> Supplemental tenant-based voucher occupying first available units Leasing agency takes on responsibility of property management Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants Leasing agency retains first decision and approval of tenants 	No long-term commitment beyond length of agreement with tenant

Questions?



County of Los Angeles

**Homeless
Initiative**



Brilliant Corners

Housing Acquisition Strategies from the
Flexible Housing Subsidy Pool,
a Nationally Recognized Supportive Housing Solution



Flexible Housing Subsidy Pool

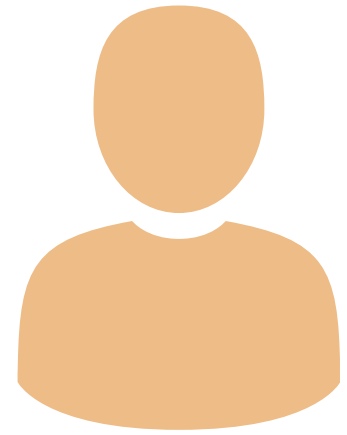
WHAT'S THE MODEL?

The LA County Flexible Housing Subsidy Pool (FHSP) is a nationally-recognized **supportive housing rent subsidy program operated by Brilliant Corners (BC) in partnership with Los Angeles County Department of Health Services (DHS)**. It has been in operation since 2014.

The FHSP combines rent subsidies, landlord engagement via housing acquisitions, pinpointed tenant/landlord matching, and ongoing tenant services and intensive case management.

In Summer 2023, DHS and BC launched a newly designed Procurement Process to expand the FHSP PBV Portfolio due to the availability of new funding opportunities.

Model Overview



**Landlord
Engagement
Creates Portfolio
of Units**



**Tenancy
Supports Team
Ensures Housing
Stability**



**Operations Team
Streamlines
Rent Subsidy
Administration**



**Intensive Case
Management
Provides Wrap-
Around Support**

TBV Unit Acquisition Model



Acquire open-market apartment units and build strong partnerships with property providers and developers to cultivate a pool of vacant units that can be matched to someone in need



**Vacant Unit
Holding Agreement**



**Reliable Rent Subsidy
Administration**



Streamlined Inspections



**Damage Mitigation &
Client Financial Assistance**



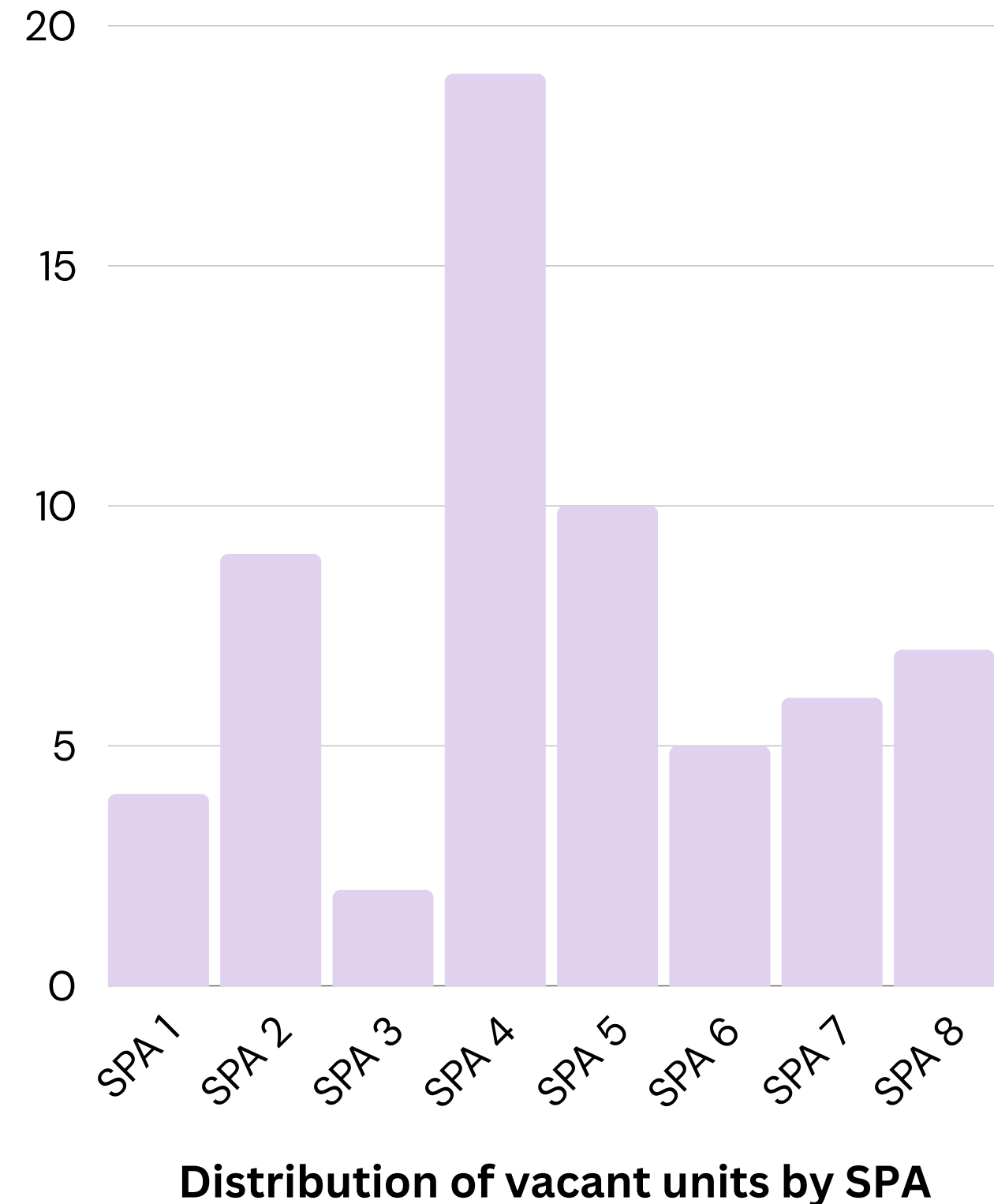
**Move-in Payments &
Assistance**



**Wraparound Support &
Account Management**

TBV Portfolio Snapshot

- **Approximately 3,300** units currently leased up
- **822** units acquired in 2023
- **62** units in current vacancy portfolio
- **Goal:** additional 1500 units by 2025



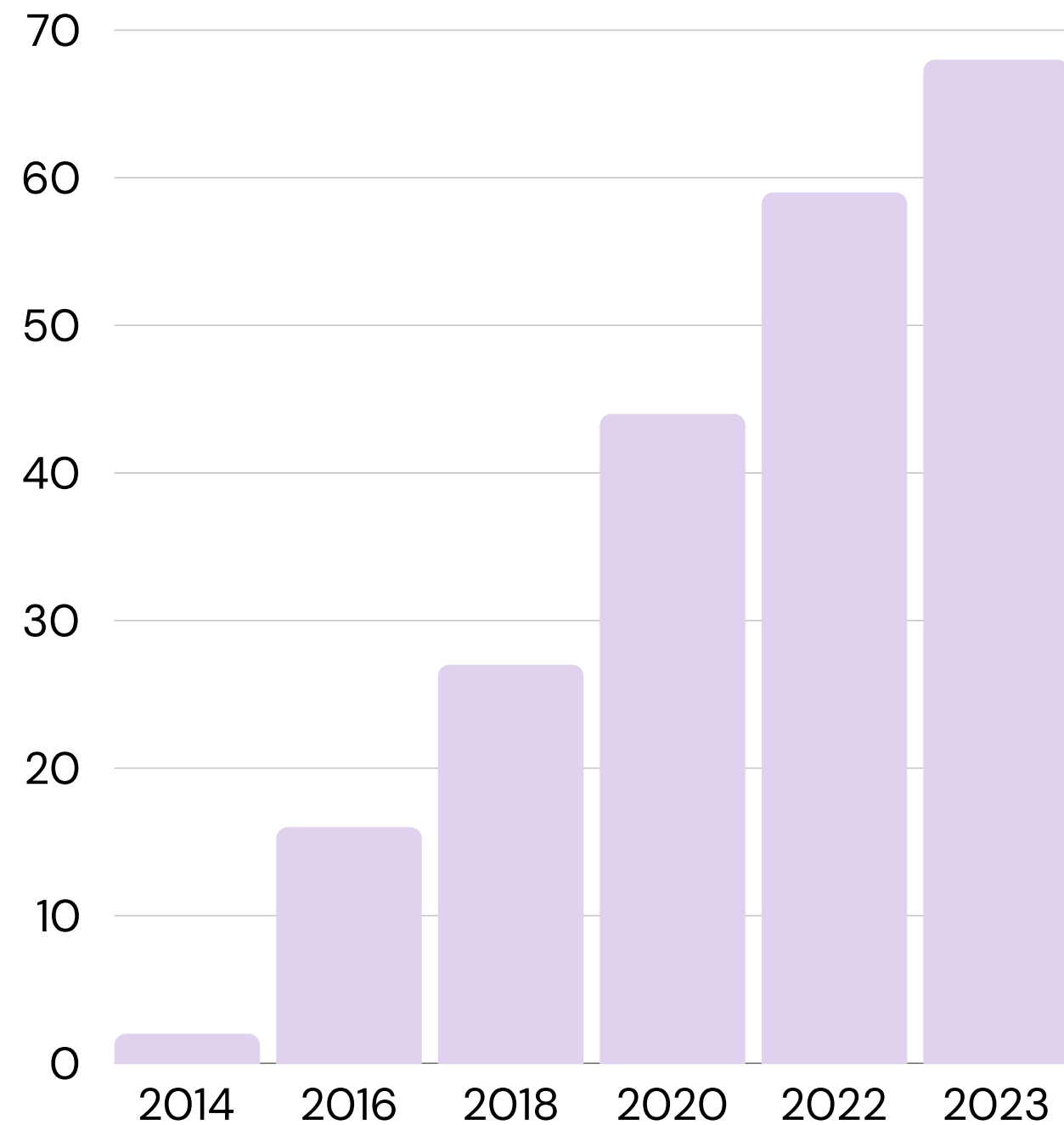
Master Rent Subsidy Agreement (MRSA)



The MRSA is a subsidy agreement between Brilliant Corners and the Property Owner. It is not a master lease given that BC is not the tenant of the building and the client still holds a lease with the Owner.

Term Length	<ul style="list-style-type: none">• 5 years with option to extend
Number of Units	<ul style="list-style-type: none">• Subset of units or the whole building
Security Deposits	<ul style="list-style-type: none">• Security deposits provided for all units
Vacancy Coverage	<ul style="list-style-type: none">• 60 days of vacancy coverage upon turnover of unit
Referrals	<ul style="list-style-type: none">• County Partners refer clients to a unit within 60 days
Rents	<ul style="list-style-type: none">• Program rent amounts are capped at PHA FMR/VPS

PBV Portfolio & Pipeline Snapshot



Total number active sites in portfolio by year

Portfolio

- **76** MRSA agreements executed
- **67** sites with Occupancy
- **1,872** active units
- Largest building has **106** units

Pipeline

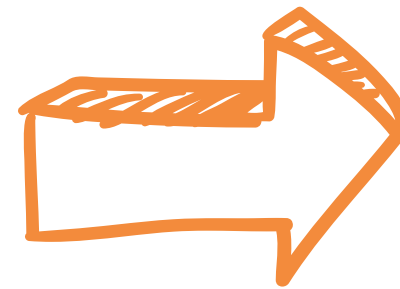
- **17** projects (586 units) opening by 2025
 - **11** projects opening this year
- **Goal:** additional 698 units by 2025

PBV Procurement Snapshot



Procure projects that support the development of PSH in privately owned units via RFP process. Awarded projects receive 5 year commitments for operating subsidy and accompanying services.

- **Tenancy Supports Services**
- **On-Site ICMS**
- **Operating subsidy** may include
 - Rental subsidy
 - 60-day Vacancy coverage
 - Security deposits
 - Damage mitigation



- **10** Projects awarded
 - **4** Projects pending award
- **448** units procured
 - **4 HHIP** Projects
 - **160** units
 - **6 ODR** Projects
 - **288** units

 **New Cycle for Proposal Submissions to open Summer 2024**

Success Stories

NPR featured the Flex Pool and our amazing participant **Tameka Swain**, who was connected to Brilliant Corners through the Office of Diversion and Reentry after experiencing incarceration and homelessness. She now lives in a one-bedroom unit in Inglewood, is back in school, and started her own podcast. **Tameka credits her success to her support network, including her Brilliant Corners Housing Coordinator, Lorena, and her case manager.**

“It feels like a second family,” Swain says, “somebody that I could call when I’m in need, to even talk or be around.”



A photograph of a row of colorful townhouses in San Francisco, featuring yellow, green, and blue facades, with a street lamp in the foreground.

Thank You

Please contact us with any further questions:

Sophia Rice, Director of Housing Services | Brilliant Corners
srice@brilliantcorners.org | 213-926-0162

Perlita Carrillo, Associate Director of Housing Acquisitions | Brilliant Corners
pcarrillo@brilliantcorners.org | 213-841-8205





LAHSA

Los Angeles Homeless Services Authority

LAHSA Centralized Unit Acquisitions Strategy

June 6, 2024

Why a Centralized Unit Acquisitions Strategy?

LA is one of the least affordable housing markets with one of the highest rates of homelessness

Housing is the most precious resource in addressing homelessness

Every housing resource's effectiveness needs to be maximized

Put an end to in-system competition

Making sure that every acquired unit for the system is utilized

LAHSA's Centralized Unit Acquisitions Strategy will provide...

Dedicated support to service providers – LAHSA UA staff will be assigned to SPAs and work in partnership with agencies in the field, while coordinating with the overall system

Support system throughput – LAHSA UA will rely on Active System Management data to support community-based housing navigation to accelerate connection between client, housing resource and vacant units

Coordinated housing location activities – LAHSA UA will support the unique relationships service providers have with landlords and work to inventory units and address in-system competition by managing unit price points

Regionalized engagement – LAHSA UA will treat each SPA uniquely by considering the region's homeless housing needs and its rental housing market through small, medium and large landlords



Housing Location Support

- Centralized, coordinated and nuanced support for all service providers
- Dedicated data management to ensure dynamic monitoring and updates on unit availability
- Housing searches based on the needs and market of SPA
- Coordinated negotiations and rent determinations



Active System Management

- Actively working in partnership with community navigators and locators to match people to units quickly
- Data driven activities to inform regional and system throughput
- LAHSA facilitated daily huddles to drive and coordinate unit acquisition activities
- Ensuring coordinated efforts to efficiently use all housing resources



Unit Acquisition Products

- Predictable Rental Assistance
- Dedicated POCs
- SPA based Risk Mitigation Support
- LAHSA Master Leasing
- RPSS
- Developing new Landlord Incentives and UA Products

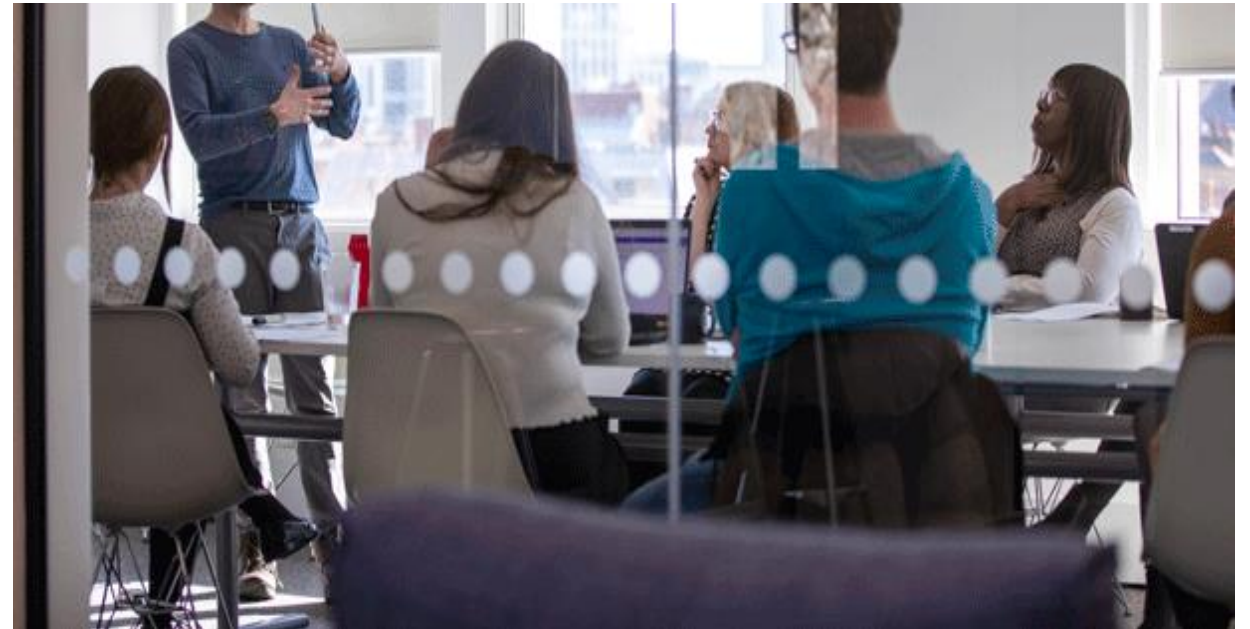
What is Housing Location?

LAHSA Housing Location

By June 2024, Housing Location will **transition** from PATH to LAHSA. **LAHSA Housing Location** will differ as it will perform as a **system function** supporting homeless housing programs throughout the system.

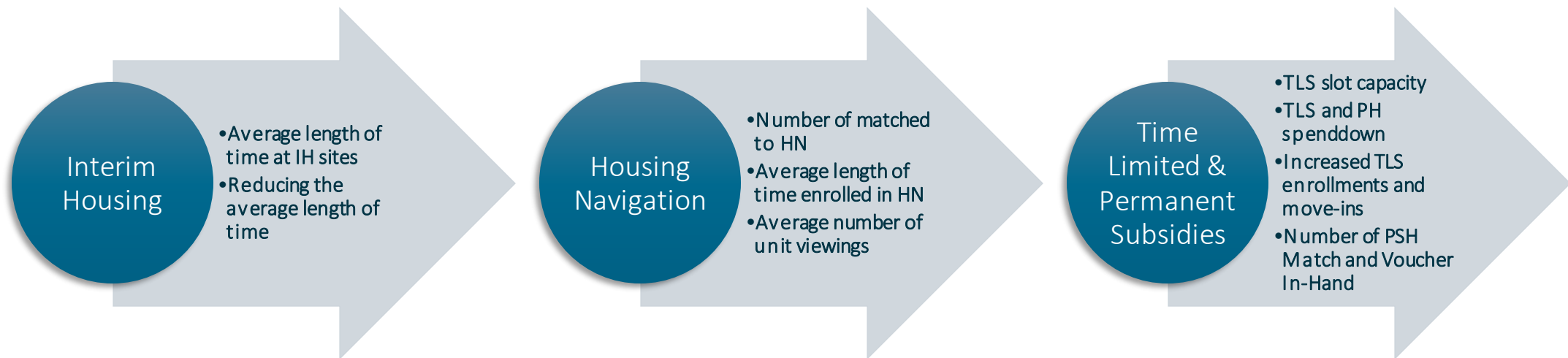
LAHSA Housing Location will be **deployed amongst the community** and help to develop coordinated strategies to find units for participants. It will deploy **Unit Acquisition Products**, such as landlord incentive programs, master leasing and mediation services as tools to secure units.

LAHSA Housing Location will rely on **active system management** data sets to inform SPA housing needs and quickly connect participants to permanent housing opportunities.



Active System Management (ASM)

LAHSA Housing Location will utilize ASM data to determine regional housing needs and impact. The goal is to rely on data to utilize housing resources and promote system throughput.

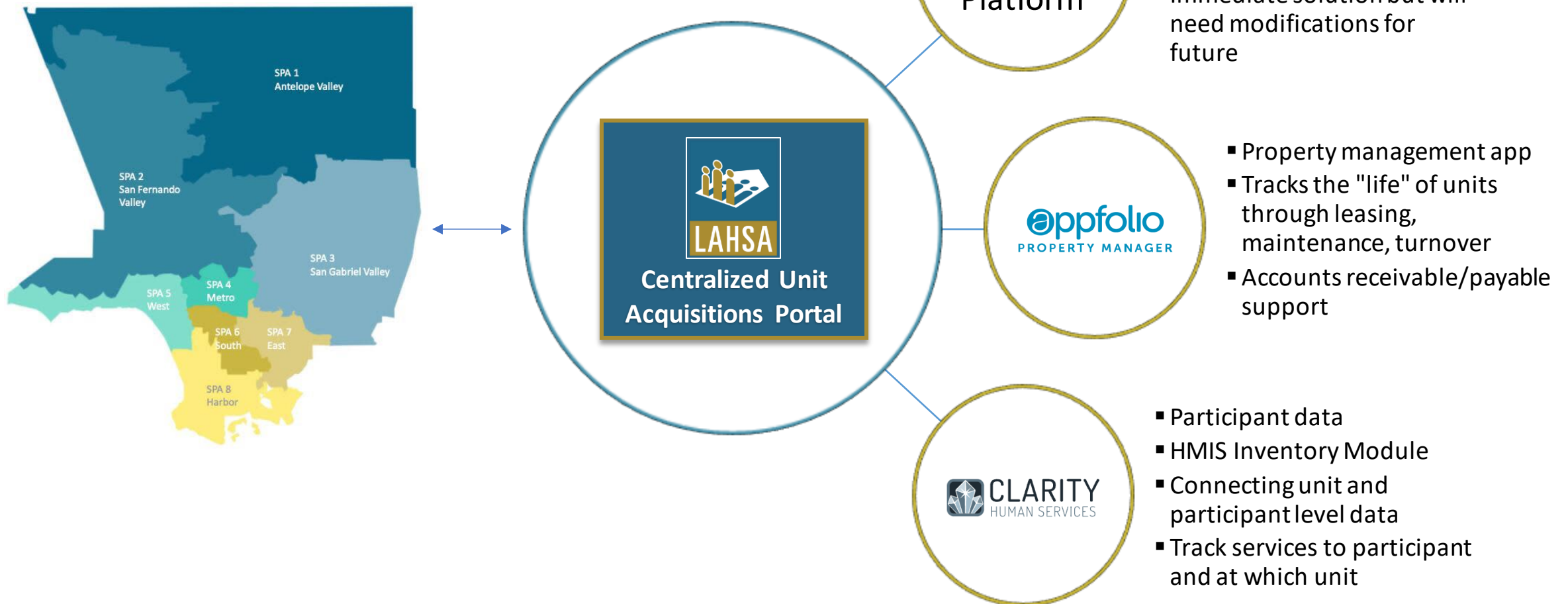


- Are people moving through the system?

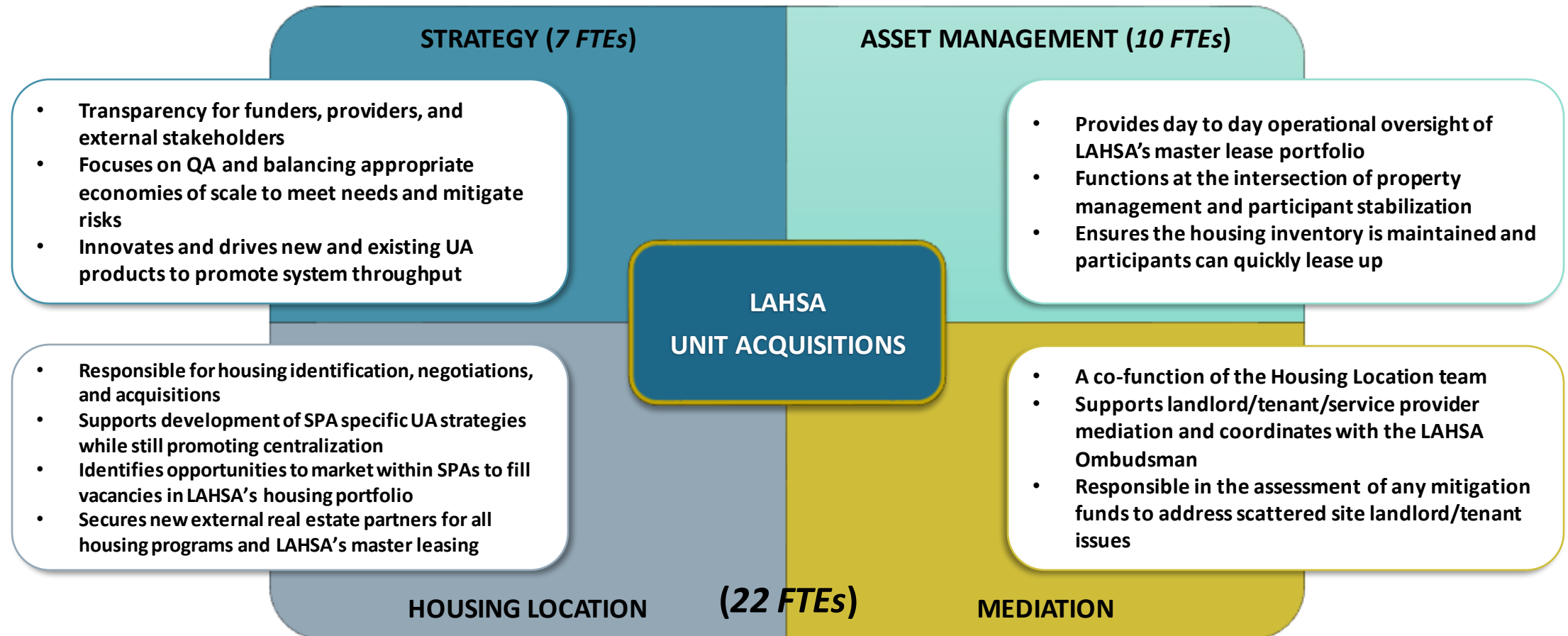
- Who requires immediate housing location assistance?
- Is housing search and placement being efficiently done?

- Are resources being efficiently utilized?
- Are people successfully exiting out of the system?

A central UA database will connect all applications into a seamless user experience for front and back-end users and will serve as the repository of all housing units for the system to be able to search, schedule viewings, and apply for units.



LAHSA UA Staff Capacity Development



Unit Acquisitions Product

Resident Property Support Services (RPSS)

RPSS is a landlord incentive program administered through PATH LeaseUp. It seeks to secure units by providing owners with a monthly cash incentive and assigns a residential coordinator to the unit who works closely with the owner and/or property manager to support reduced screening criteria.

Since FY21-22, the RPSS program has acquired **801 units** and leased up **606** of those units.

The screenshot displays the LeaseUp website interface. At the top, there are navigation links: "LeaseUp", "Explore", "Saved Searches", "My Appointments", and "Feedback". Below the navigation is a search bar with filters for "Location", "Beds", "\$0 - \$5k", "Rental Features", and "Reset Filters". The main content area is titled "Available Properties" and features a map of the Los Angeles region on the left and four property listings on the right. Each listing includes a "New" badge, a photo of the property, the address, city, price, and status.

Address	City	Price	Status
5495 Atlantic Avenue	Long Beach, CA 90805	\$1,675	1 bedroom 1 ba Status: Available
960 East Jefferson Boulevard	Los Angeles, CA 90011	\$1,150	SRO 1 ba Status: Available
454 South Catalina Street	Los Angeles, CA 90020	\$1,700	Studio 1 ba Status: Available
2107 North Raymond Avenue	Altadena, CA 91001	\$850	SRO 1 ba Status: Available

Unit Acquisitions Product

LAHSA Master Leasing

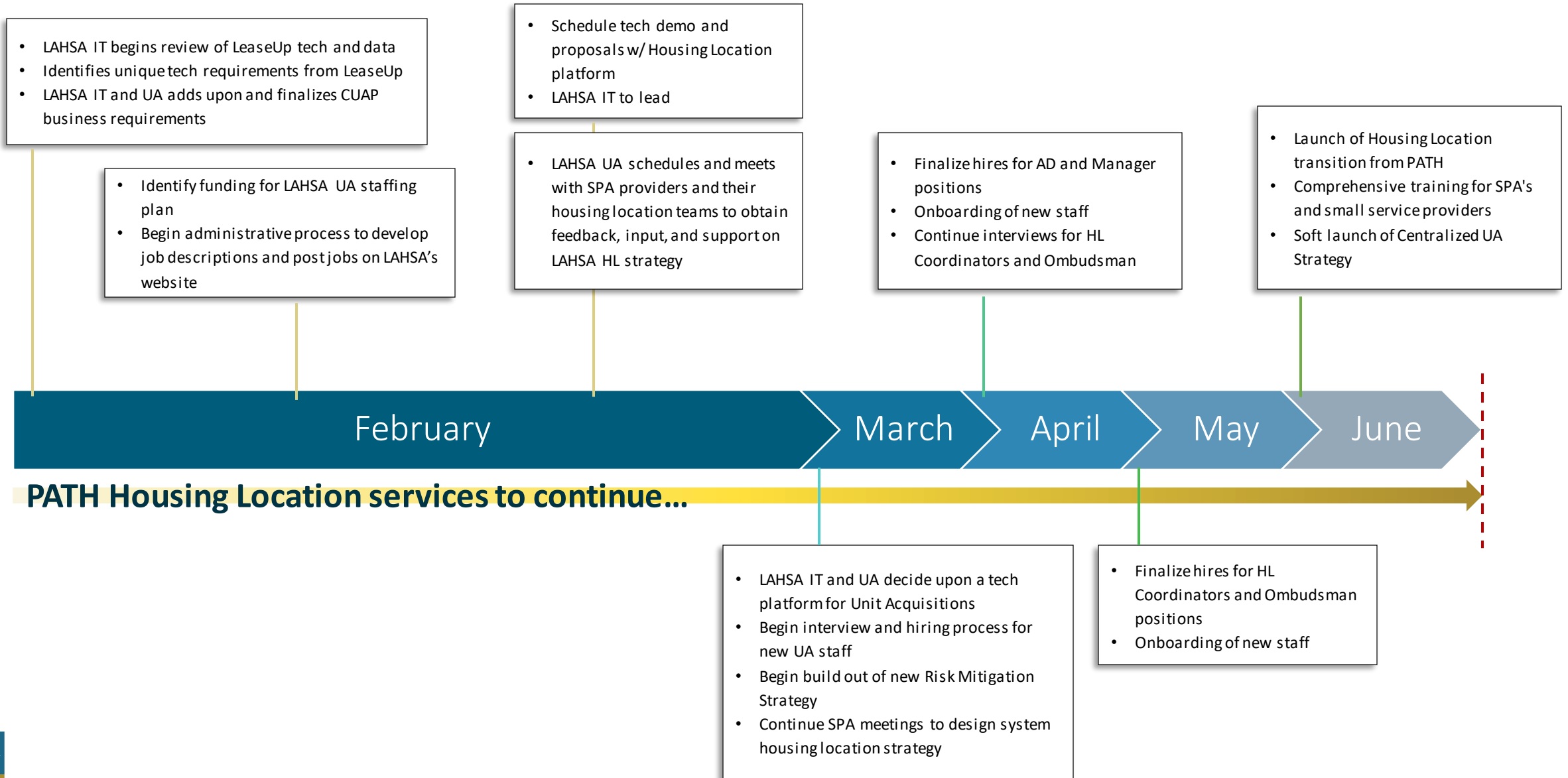
Under **LAHSA's Master Leasing**, LAHSA leases entire buildings and individual apartments (scattered site) to immediately house people experiencing homelessness.

There is no screening criteria and buildings are supported with a fiscal agent, property management, 24/7 security, and onsite supportive services.

LAHSA's Master Leasing officially launched in November 2023. Since then, it has **106 units leased**, **145 units routing** to be contracted by February 2024, and **387 units in the pipeline**.



TIMELINE



Questions