

HOMELESS POLICY DEPUTIES MEETING AGENDA

MEETING WILL TAKE PLACE IN PERSON WITH A VIRTUAL OPTION

Date: Thursday, May 8, 2025
Time: 2:00 – 4:00 PM
Location: Kenneth Hahn Hall of Administration
500 West Temple St.,
Room 374-A
Los Angeles, CA 90012

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,,110359772#

For Spanish interpretation, members of the public should send emails within 48 hours in advance of the meeting to ClusterAccommodationRequest@bos.lacounty.gov

	AGENDA ITEM	LEAD
I.	Welcome and Introductions	Daniella Urbina, First District
II.	New Department Update	Epifanio Peinado Temporary Services Administrator, CEO Implementation Team Molly Gonzalez Project Manager, CEO Implementation Team
III.	Homekey Update	Almas Sayeed Senior Manager, Homeless Initiative and Affordable Housing Jennifer Lee Principal Analyst, Homeless Initiative and Affordable Housing Ben Rosen Vice President of Real Estate Development, The Weingart Center
IV.	Homekey+ Update	Maria Funk Deputy Director of Housing and Job Development, Department of Mental Health Matt Lust Assistant Director of Affordable Housing Finance and Development,

		Los Angeles County Development Authority
V.	Items Recommended for Future Discussion	
VI.	Public Comment*	

* Public Comment is limited to one minute. Those joining virtually interested in speaking should raise their hand on Microsoft Teams and unmute once called upon by the Chair. Those on their phones should press *5 to raise their hand and *6 to unmute.

NEXT MEETING: May 22, 2025



Homeless Service Delivery

A New Beginning

May 8, 2025

Epifanio Peinado

Temporary Services Administrator
Implementation Team
Office of Strategic Initiatives



County of Los Angeles
Homeless
Initiative



Health Services
LOS ANGELES COUNTY

HOUSING
HEALTH



LOS ANGELES
HOMELESS
SERVICES
AUTHORITY

CEO.

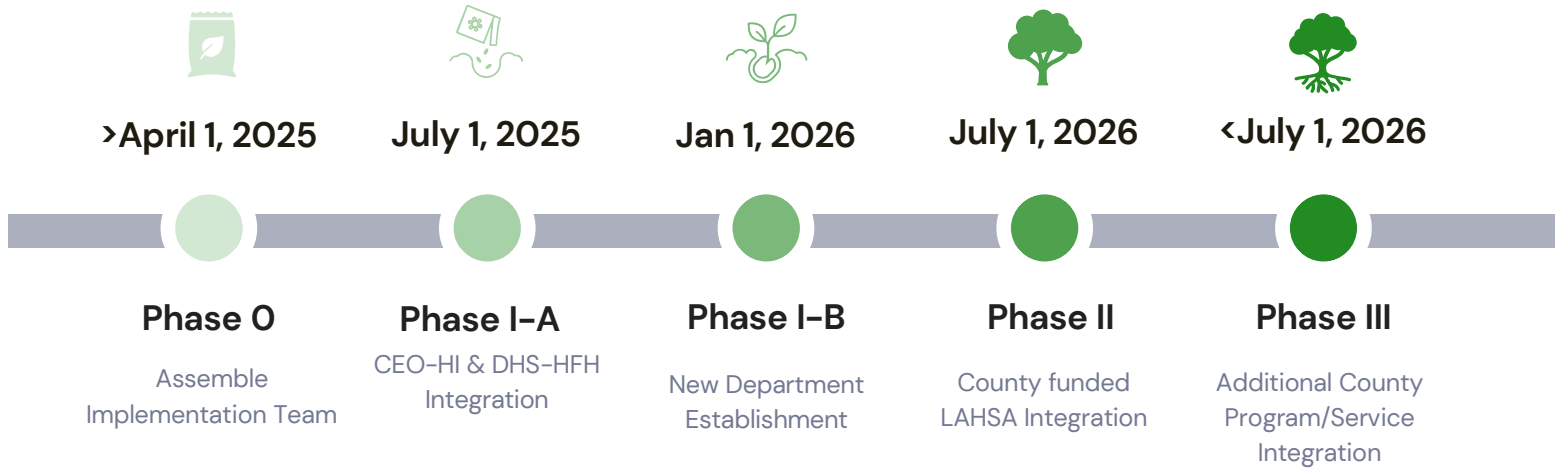
Homeless Service Delivery

A New Beginning: CEO – HI + DHS – HFH + LAHSA

GUIDING PRINCIPLES

- Performance Driven
- Action Oriented
- Coordination
- Transparency
- Accountability

PROJECT TIMELINE

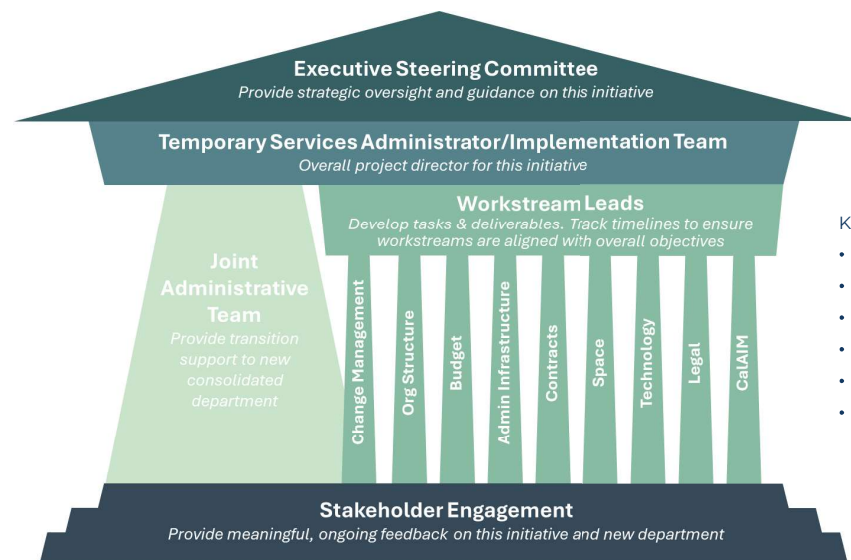


A New Beginning...

3 / 18

GOVERNANCE STRUCTURE

A New Beginning



Key County Partners:

- Chief Executive Office
- Department of Health Services
- Department of Human Resources
- County Counsel
- Auditor-Controller
- Internal Services Department

4 / 18

WORKSTREAMS

1. Stakeholder Engagement
2. Organizational Structure & Human Resources
3. Budget, Accounting, & Internal Controls
4. Administrative Systems
5. Contracting Strategy & Management
6. Office Space & Equipment
7. Technology & Data Management
8. Legal, Compliance, & Risk Management
9. CalAIM

5 / 18

KEY UPDATES

- LAHSA Collaboration – Memo sent to LAHSA leadership today; meeting next week
- Director Recruitment – Finalizing brochure
- Project Website – Designing informational hub accessible to the public
- Stakeholder Engagement – Consultant retained
- Workstreams – Leads identified, and plans are underway

6 / 18

NEXT STEPS

- . Hold Informational sessions for employees
- . Conduct national search for Director
- . Launch project website
- . Continuity of Services



Thank you.

Homeless Initiative

Homekey Update

May 8, 2025



Chief
Executive
Office.



County of Los Angeles

Homeless
Initiative

Agenda

1. Homekey Overview
2. Homekey Rounds 1-3
3. Case Study: Weingart (Round 2)
4. Homekey + Updates
5. Next Steps



*Dunamis House in partnership with LA Room and Board.
40 Units of IH for Transitional Age Youth.*

Homekey Overview



Homekey

Bringing California Home

Through the Homekey program, the California Housing and Community Development Department (HCD) is funding local jurisdictions to **acquire and rapidly develop properties for use as interim and permanent supportive housing.**

Motel conversions have been the most common approach, enabling jurisdictions to quickly occupy the properties soon after receiving the award.

LA County's Approach

- LA County has leveraged Homekey to **expand interim and permanent housing** across the region.
- Homekey Rounds 1-3 required a local match funds for capital and operating costs.
- The Board of Supervisors committed significant County resources, including **CARES Act and American Rescue Plan Act (ARPA)** funding allocations, to support Homekey projects.



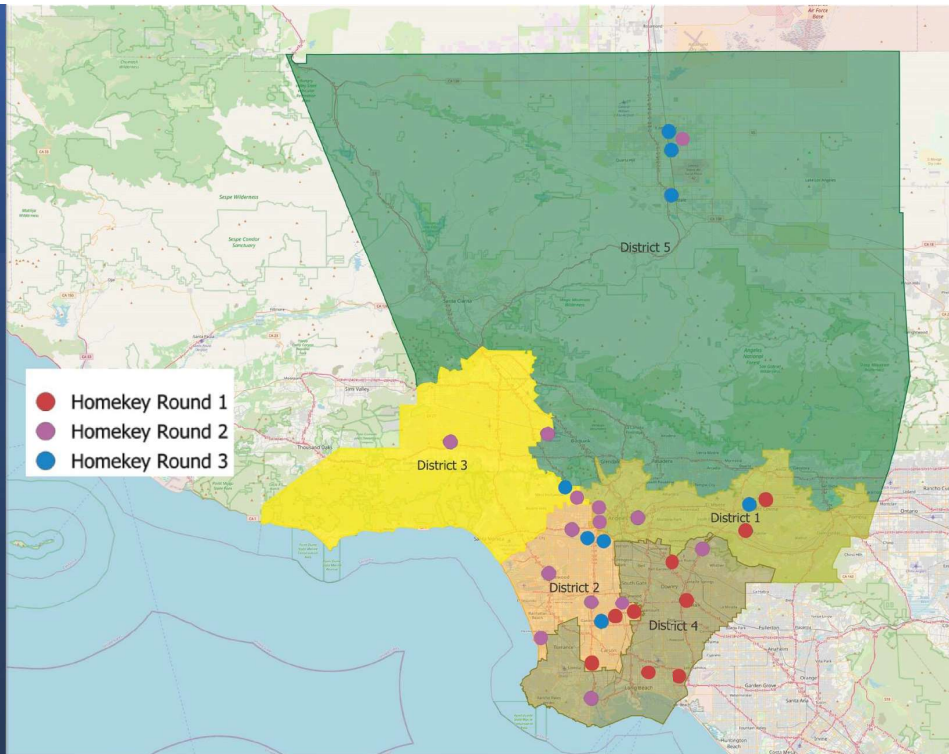
LINC Zephyr. 137 Units of PSH in Long Beach.

Homekey Rounds 1-3

- When the first round of Homekey launched in August 2020, the County focused on **IH to PSH conversions**.
 - 10 sites were selected
 - 3 sites currently occupied
 - Remaining sites to come online by end of 2025
- In October 2021, the County released a Request for Statement of Interest (RFSI) to **identify qualified co-applicants** for Homekey Round 2.
 - 14 of these projects (720 units) were awarded funding by HCD.
 - The County expanded the Homekey scope to include interim housing for families, Transition-Age Youth (TAY), and Veterans.
- When Homekey Round 3 was released in March 2023, the County focused on partnering with local cities to **expand PSH** opportunities, while also **increasing IH opportunities for TAY** in partnership with the Department of Children Services (DCFS)
 - 8 sites were awarded by HCD (560 units)
 - DCFS has committed 40 Transitional Housing Plus (THP+) subsidies to 3 awarded partners

Fast-Tracking Housing Opportunities: LA County Homekey Awards

Homekey	State Homekey Awards	County Matching Awards	Total Buildings	Total Units	Unit # and Housing Type
Round 1 (2021-2022)	\$108,442,640	\$184,350,155	10	771	771 Permanent
Round 2 (2022-2023)	\$243,432,192	\$74,769,418	14	720	421 Interim 299 Permanent
Round 3 (2023-2024)	\$171,830,572	\$67,200,123	8	562	186 Interim 376 Permanent



LA County Homekey Locations

LA County's Homekey: Willow Tree

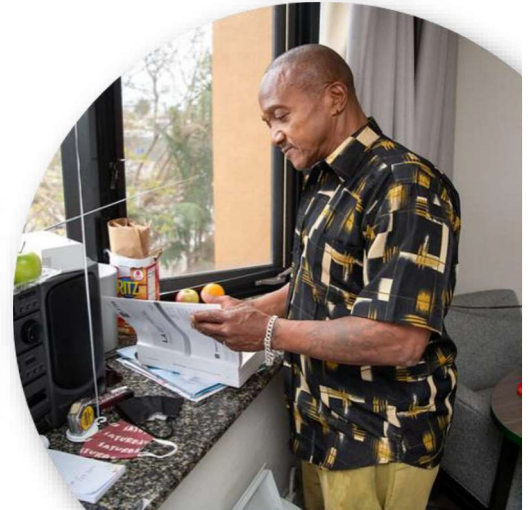
The County and The People Concern recently celebrated the grand opening of Willow Tree, a new permanent supportive housing Homekey site.



- CEO-HI and HFH **braided Homekey and ARPA funding** to acquire and convert a motel into PSH
- **100 studio units** for people transitioning out of homelessness who are connected to encampment resolution efforts
- CEO-HI led property acquisition process
- Housing for Health (HFH) provided capital investment for renovations

LA County's Experience

- Per unit cost **lower than traditional financing approach** in LA County
 - Homekey Permanent Supportive Housing (PSH): **\$440,717** average cost per unit
 - Homekey Interim Housing (IH): **\$423,104** average cost per unit, **\$4,189** per bed
- Timeline to bring on units is **faster than traditional methods**
 - Multiple years of layered financing for special needs housing
- Partnerships with cities for **projects and subsidies**
 - Long Beach, Norwalk, Redondo Beach, Baldwin Park
- Partnerships with County Departments to **maximize opportunities for supporting operations** and providing services at sites
 - DCFS and HFH



Weingart Center Association

HOMEKEY

Los Angeles County Board of Supervisors
Homeless and Housing Cluster





Weingart + LA County Homekey Projects



THE WEINGART
WILLOWS

Los Angeles
District 2

Completed
90% Occupied



THE WEINGART
ROSE

Norwalk
District 4

Est. Completion
June 2025



THE WEINGART
GREENLEAF

Whittier
District 4

Est. Completion
November 2025



THE WEINGART
SYCAMORE

Baldwin Park
District 1

Est. Completion
November 2025



THE WEINGART
PRIMROSE

Carson
District 2

Est. Completion
December 2025



The Weingart Willows



- 53 units
- 52 PSH studios,
1 one-bedroom management unit
- On-site supportive services
- On-site parking
- Community patio
- On-site pet park
- Community garden



The Weingart Willows (con't)

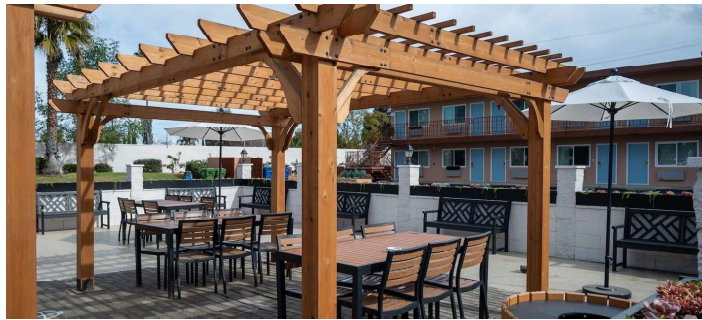


Currently 90% occupied.

100% occupancy expected in May 2025.

TOTAL DEVELOPMENT COST
\$437,000 per unit

- significantly less than new construction LIHTC projects



Weingart + LA County Homekey





© 2025 Weingart Center Association; All Rights Reserved

Opportunities & Challenges to HomeKey

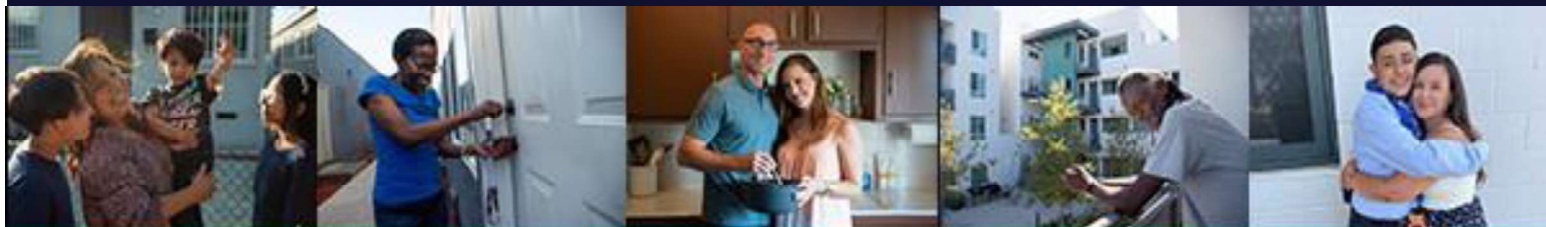
Opportunities

- Critical investments in regional housing production
- Continued advocacy for increased operating subsidy/award from State
- Additional capital sources are necessary to support construction cost overruns and to support project applications
- Outreach to local governments and State to align timelines and implement emergency standards

Challenges

- Ensuring sufficient capital match dollars
- Lack of Project Based Vouchers
- Complexity of rehab projects
- ARPA Expiration
- Jurisdictional Alignment for Permits

Thank You & Questions



County of Los Angeles

**Homeless
Initiative**

Homekey+



County of Los Angeles
Homeless Initiative
REAL HELP,
LASTING CHANGE



LOS ANGELES COUNTY
DEPARTMENT OF MENTAL HEALTH
hope. recovery. wellbeing.



Health Services
LOS ANGELES COUNTY



COUNTY OF LOS ANGELES
Public Health



Military Veterans Affairs
COUNTY OF LOS ANGELES

Homekey+ Overview



Homekey

Bringing California Home

Through the Proposition 1 Homekey+ program, the California Department of Housing and Community Development (HCD) is providing funding to **assist in the development of permanent supportive housing (PSH) for qualified target populations for a broad range of property/development types**, including residential (e.g. multifamily apartment buildings, single-family homes) and conversion of non-residential to residential (e.g. hotels, motels, commercial uses).

Homekey+ Overview



Homekey

Bringing California Home

Total Homekey+ funding allocation (LA County)

- \$599.3MM total
- \$277.9MM for Veteran projects
- \$321.4MM for all other target populations

Target Population

- Veterans and individuals or households with an individual who is homeless, chronically homeless, or at-risk of homelessness, **and living with a Behavioral Health Challenge**

Homekey+ Overview



Homekey

Bringing California Home

Eligible uses of Homekey+ funds (Sec. 201 of NOFA):

- Acq-rehab and/or adaptive reuse of existing residential and non-residential uses
- New construction with cost containment requirements
- Gap Financing (or “shovel ready”) projects, prioritizing projects with committed HCD funding
- Master leasing of existing properties
- Purchase of affordability covenants

LA County's Approach to Homekey+

- **Collaboration across multiple agencies** with the goal of serving the County's most vulnerable populations
- Participating agencies and departments include:
 - Chief Executive Office – Homeless Initiative (CEO-HI),
 - Department of Mental Health (DMH),
 - Department of Health Services – Office of Diversion and Reentry (DHS-ODR),
 - Department of Public Health – Substance Abuse Prevention & Control (DPH-SAPC),
 - Department of Military & Veterans Affairs (MVA),
 - Los Angeles County Development Authority (LACDA)
- **Centralized application coordination** with LACDA acting as the Lead Applicant on Homekey+ applications to the State
- **Leveraging capital and/or operating funds** from departments



LOS ANGELES COUNTY
**DEPARTMENT OF
MENTAL HEALTH**
hope. recovery. wellbeing.



Health Services
LOS ANGELES COUNTY



COUNTY OF LOS ANGELES
Public Health



**Military
Veterans Affairs**
COUNTY OF LOS ANGELES



LA County's Approach to Homekey+

- **Gap Funding (April 3, 2025 HCD deadline)**
 - Released a survey on January 24, 2025 for applicants that meet HCD's gap funding criteria and that currently have existing County capital funding commitments
 - 1 application was submitted to HCD
- **Other Projects (May 30, 2025 HCD deadline)**
 - Released a Request for Proposals on March 13, 2025
 - Applications were due on April 1, 2025
 - 28 applications were received
 - 6 are being recommended for submission to HCD



LOS ANGELES COUNTY
**DEPARTMENT OF
MENTAL HEALTH**
hope. recovery. wellbeing.



Health Services
LOS ANGELES COUNTY



COUNTY OF LOS ANGELES
Public Health



**Military
Veterans Affairs**
COUNTY OF LOS ANGELES



RFP Details: Local Funding Assistance

Funding Type	Agency	Amount	Description
Capital Subsidy	DMH	\$30M total	<ul style="list-style-type: none"> Up to \$100K/door subject to availability Can be used to leverage additional Homekey+ program capital Provided as “soft debt” Must be used for PSH units serving individuals with SMI or SED Must target individuals that are chronically homeless Will prioritize projects that can utilize the funds by June 30, 2026

RFP Details: Local Funding Assistance

Funding Type	Agency	Amount	Description
Rental Subsidy	DMH	\$15M per year for up to 5 years	<ul style="list-style-type: none"> Will fund approximately 400 units Can be used to leverage additional Homekey+ operating subsidy for a total subsidy term of up to 10 years Administered through the Flexible Housing Subsidy Pool (FHSP) Must be used for PSH units serving individuals with SMI or SED.
	DHS-ODR	\$5M per year for up to 5 years	<ul style="list-style-type: none"> Will fund approximately 150 units Can be used to leverage additional Homekey+ operating subsidy for a total subsidy term of up to 10 years Administered through the Flexible Housing Subsidy Pool (FHSP) Must be used for PSH units serving justice-involved individuals with SMI or SED
	DPH-SAPC	\$5M per year for up to 5 years	<ul style="list-style-type: none"> Will fund approximately 150 units Can be used to leverage additional Homekey+ operating subsidy for a total subsidy term of up to 10 years Administered through the FHSP Must be used for PSH units serving individuals with SUD

RFP Details: Evaluation Criteria

Criteria (100 possible points)	Description
Project Alignment with Homekey+ and County Objectives (30 points)	Demonstration of Co-Applicant's understanding of the Homekey+ program and project's alignment with County goals and objectives
Technical Experience and Capacity (20 points)	Demonstration of Co-Applicant and project team's experience; must meet minimum experience thresholds as described in the Homekey+ NOFA
Project Timeline (15 points)	Demonstration of a feasible project development timeline that aligns in all aspects with the required Homekey+ NOFA milestones

RFP Details: Evaluation Criteria (cont.)

Criteria (100 possible points)	Description
Financial Feasibility (30 points)	Demonstration of a feasible financing structure that meets all Homekey+ program requirements and County objectives and requirements; thorough demonstration of Local Funding Assistance need and description of how it will further the County's housing goals
Community Engagement (5 points)	Detailed plan for engaging people with lived experience and the surrounding community to successfully advance the project
Tie-Breaker	In the event of tied point scores, projects shall be ranked by the total number of units serving the County's priority populations, and by location in priority Service Planning Area's

DMH Capital Investments Overview and Homekey+ Commitments

Maria Funk, Ph.D.
Deputy Director
Housing and Job Development Division



Executive Summary

Since 2008, the Department of Mental Health (DMH) has committed over **\$1 billion** in capital funding to develop Permanent Supportive Housing (PSH). Investments have been made in 162 PSH developments with 4,633 DMH housing units that target individuals who are homeless and have a Serious Mental Illness (SMI) or Severe Emotional Disturbance (SED) across Los Angeles County. These efforts have significantly contributed to addressing homelessness and supporting vulnerable populations throughout our communities.

From Investment...

... To Actualization

Total Number of Capital Developments

162



124

Total Number of Developments Occupied

Total Number of Units

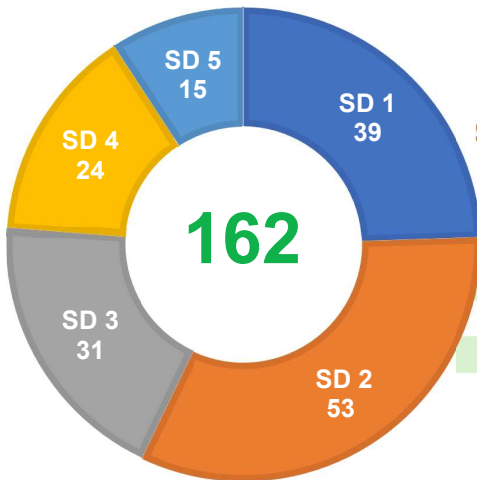
4,633



3,110

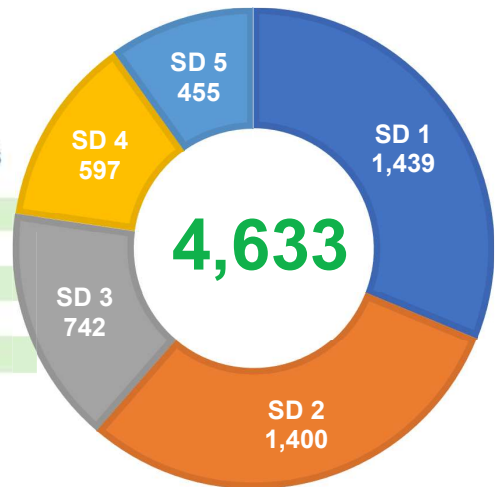
Total Number of Units Occupied

►► Distribution of DMH Capital Investments Across Supervisorial Districts



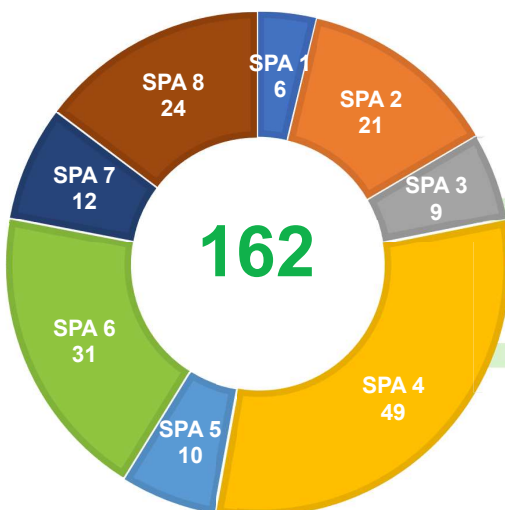
Of **Developments** By Supervisorial District

Supervisorial District	# of Developments	# of Units
1	39	1439
2	53	1400
3	31	742
4	24	597
5	15	455



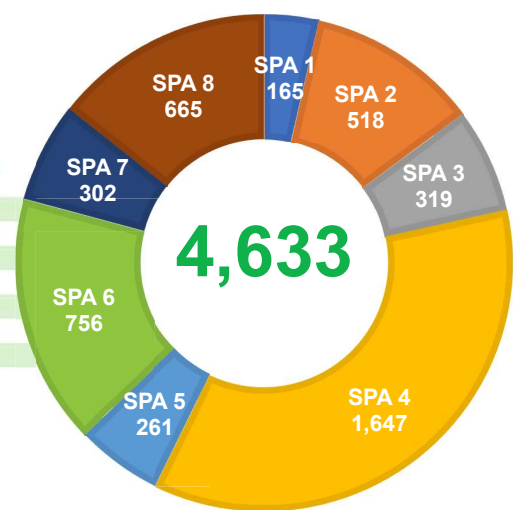
of **Units** By Supervisorial District

►► Distribution of DMH Capital Investments Across Service Areas



of **Developments** By Service Area

SPA	# of Developments	# of Units
1	6	165
2	21	518
3	9	319
4	49	1647
5	10	261
6	31	756
7	12	302
8	24	665



of **Units** By Service Area

Demographics of Tenants in MHSA and Other Dedicated PSH Units

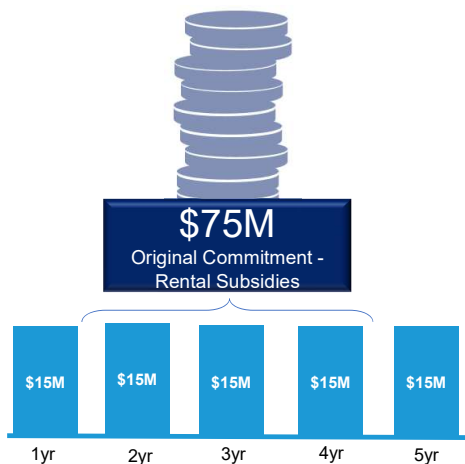
Gender of Clients Served In MHSA and Other Dedicated PSH Units		
Gender	Number Served	Percentage
Additional Gender Category	1	0.0%
Chose Not to Disclose	1	0.0%
Female	1,179	41.9%
Female to Male (FTM) / Transgender Male / Trans Man	1	0.0%
Male	1,450	51.6%
Male to Female (MTF) / Transgender Female / Trans Woman	17	0.6%
Unknown / Not Reported	163	5.8%
Total	2,812	100%

Age of Clients Served in MHSA and Other Dedicated PSH Units		
Age Group	Number Served	Percentage
Children (Ages 0-15)	7	0.2%
TAY (Ages 16-25)	170	6.0%
Adult (Ages 26-59)	1,578	56.1%
Older Adult (Ages 60+)	908	32.3%
Unknown / Not Reported	149	5.3%
Total	2,812	100%

Race and Ethnicity of Clients Served in MHSA and Other Dedicated PSH units		
Race & Ethnicity	Number Served	Percentage
Asian / Pacific Islander	42	1.5%
Black / African American	1,198	42.6%
Hispanic / Latino	527	18.7%
Multiracial / Two or more Races	133	4.7%
Native American	26	0.9%
White	495	17.6%
Other	56	2.0%
Unknown / Not Reported	335	12%
Total	2,812	100%

In FY 2023-2024, DMH served 2,812 households – which included 127 minor children - in MHSA and other dedicated PSH units. The retention rate across DMH PSH was 94%.

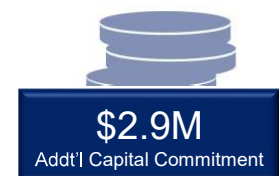
Homekey+ DMH Funding Commitments to Expand PSH Opportunities for Individuals with SMI/SED



\$75M over the next 5 years for rental subsidies to HK+ through Behavioral Health Service Act (BHSA)



DMH contribution for capital investments to HK+ through Mental Health Services Act (MHSA) funds



Shift of \$2.9M from rental subsidies to capital in order to fund one additional project

HK+ Applicants

DMH Letters of Support

Housing & Community Development

DMH Homekey+ Letters of Support

DMH provided Letters of Support for 12 HK+ applicants of non-Veteran PSH projects and committed to providing specialty mental health services to project residents if the applicants agreed to the following:



Serve People Experiencing Homelessness with SMI or SED and their families as appropriate.



Ensure that the developer and property manager will provide the needed support for DMH clients to remain stably housed and collaborate with DMH and service providers to resolve tenant issues



Ensure tenant selection criteria is low barrier and appropriate for the population served



Use LA County Coordinated Entry System or other approved system to lease up units, which includes DMH verification of SMI/SED prior to approval to submit a housing application

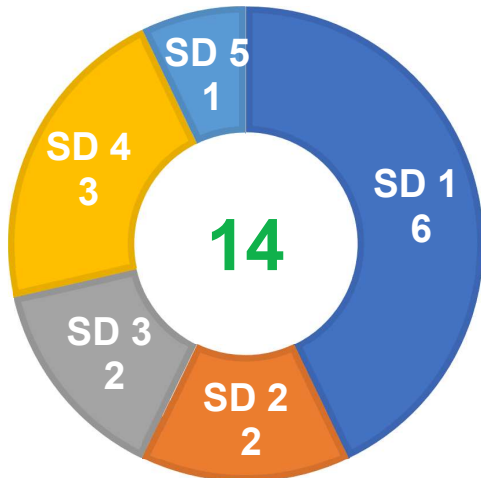
Working with Service Providers to resolve tenant issues

In accordance with HK+ guidelines

Summary of Homekey+ Investments

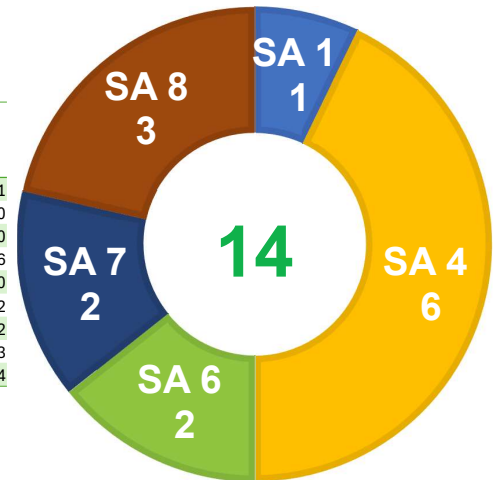
Lead Applicant	Number of Projects			Type of Project			Existing LACDA Awards	Local DMH Capital Match Funding Request	Total HK+ Funding Request			Total Units of County Rental Subsidy Committed		
	Gap Projects	Other Projects	Total	Veteran	Non-Veteran Behavioral Health	Total	Gap Projects	Other Projects	Gap Projects	Other Projects	Total	Gap Projects	Other Projects	Total
LAHD	4	1	5	0	5	5	\$0	\$5,200,000	\$75,858,551	\$19,968,000	\$95,826,551	51	52	103
LACDA	1	5	6	1	5	6	\$7,800,000	\$27,731,590	\$27,000,000	\$138,127,590	\$165,127,590	N/A	367	367
HACLA	0	2	2	1	1	2	\$0	\$0	\$0	\$11,400,000	\$11,400,000	N/A	N/A	N/A
City of Cudahy	1	0	1	0	1	1	\$11,240,000	\$0	\$3,240,000	\$0	\$3,240,000	N/A	N/A	N/A
Total	6	8	14	2	12	14	\$19,040,000	\$32,931,590	\$106,098,551	\$169,495,590	\$275,594,141	51	419	470

►► Distribution of Homekey+ Investments Across Supervisorial Districts and Service Areas



Of **Developments** By Supervisorial District

Supervisorial District	Number of HK+ Projects
SD 1	6
SD 2	2
SD 3	2
SD 4	3
SD 5	1
Total	14



of **Developments** By Service Area

Service Area	Number of HK+ Projects
SA 1	1
SA 2	0
SA 3	0
SA 4	6
SA 5	0
SA 6	2
SA 7	2
SA 8	3
Total	14

Next Steps

- LACDA, LeSar, and Co-applicants meet with HCD to review projects
- 5/13, Homekey+ Motion and Resolutions in front of BOS for approval to apply
- Project partners will be working on completing applications by 5/30
- HCD award announcements begin **Summer of 2025**



Thank You & Questions

