

LOS ANGELES COUNTY DMH & DPH-SAPC

Behavioral Health Service Act Community Planning Team (BHSA CPT) Meeting
Participant Input | Tuesday, November 18, 2025

BACKGROUND

At the BHSA CPT meeting (11/18/25), participants generated ideas on how to use the funds for Landlord Outreach and Mitigation and Participant Assistance. The tables below capture these ideas. Housing Subject Matter Experts (SMEs) will review these suggestions and propose a list at the BHSA Integrated Plan Forum on January 20, 2026.

PART 4: LANDLORD OUTREACH AND MITIGATION FUNDS (Chapter 7, Section C.9.4.1)	
1. Financial Supports & Incentives	a. Help landlords invest in a rent payment system that reduces tenant barriers.
	b. Provide funding for hoarding related clean up.
	c. Allow funding for short-term tenant stabilization supports to prevent eviction or unit loss.
	d. Allow administrative costs tied to managing incentive and damage mitigation programs.
	e. Provide a maintenance budget for landlords.
	f. Provide financial incentives to compensate landlords for risk.
	g. Provide landlord outreach mitigation funds.
	h. Provide funding incentives for landlords to pass inspections.
	i. Make funds flexible and available to all landlords.
	j. Provide basic furnishings for units.
	k. Offer incentives for tenant retention and tenant satisfaction.
	l. Eliminate holding fees.
	m. Compensate landlords for empty units.
	n. Use a third-party appraisal if reimbursement is disputed.
	o. Ensure funds cover early lease terminations.
	p. Provide furnishings and appliances for units.
	q. Make funding available to all housing providers.
	r. Provide incentives for landlords to work with community-based organizations for navigation and case management.
s. Provide funding for property improvements that support tenant well-being.	
t. Ensure landlords have a point of contact for reimbursement when units are damaged or tenants' relapse.	
2. Property Improvements & Habitability	a. Allow funding for enhanced inspections or minor unit-preparation costs.
	b. Create a rural housing licensing program.
	c. Provide a maintenance budget for landlords.
	d. Provide funding incentives for landlords to pass inspections.
	e. Ensure accessible units for people with disabilities, LGBTQIA individuals, and people of color.
	f. Identify who is responsible for unit habitability inspections.

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	g. Provide furnishings and appliances for units.
	h. Include safe spaces or third spaces in new developments.
	i. Provide funding for property improvements that support tenant well-being.
	j. Provide access to cleaning services.
3. Training, Education and Cultural Competency	a. Provide landlord training on Housing First, fair housing, and supportive services.
	b. Ensure all employees receive mental health training to reduce bias.
	c. Engage CBOs to reach underserved cultural and immigrant communities.
	d. Train employees to prevent bias.
	e. Educate landlords about mental health.
	f. Include cultural competency and SUD/mental health education.
	g. Require decision-makers to experience living on disability income for two weeks.
	h. Provide one-on-one mental health training.
	i. Provide cultural competency training on spiritual beliefs, food practices, family norms, and technology.
	j. Provide mental health support training such as mental health first aid and suicide prevention.
	k. Develop a local referral guide and DMH training for landlords and property managers.
4. Landlord Support & Navigation	a. Use community-based groups to facilitate communication between landlords, tenants, and housing organizations.
	b. Provide individualized assistance rather than a one-size-fits-all approach.
	c. Provide a resource educator for clients.
	d. Provide eviction support for landlords.
	e. Provide third-party support to mediate landlord-tenant interactions.
	f. Implement a tenant-landlord matching system for compatibility.
	g. Provide an ombudsman for landlord questions and support.
	h. Provide mediation services.
	i. Ensure outreach teams include translation support.
	j. Offer incentives for landlords to work with community-based organizations.
	k. Provide access to support teams and case management.
	l. Provide onsite public health and support services in buildings.
	m. Provide a support hotline.
	n. Ensure landlords have a point of contact when tenants damage units or relapse.
a. Hold case workers and employees accountable, not just tenants.	

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5. Policy & Accountability	b. Evaluate housing discrimination using approval ratios and demographic disparities.
	c. Conduct audits and updates to track individuals receiving assistance.
	d. Enforce engagement to cap rent increases.
	e. Remove holding fees.
	f. Create an office of inner-city development to streamline projects.
	g. Revisit regulations for landlords and developers.
	h. Provide legal protection.
6. Equity, Access & Inclusion	a. Engage CBOs in outreach to underserved, immigrant, Latino, and Indigenous communities
	b. Ensure linguistic and culturally adapted resources for landlords.
	c. Ensure accessible units for people with disabilities, LGBTQIA individuals, and people of color.
	d. Ensure translation support in outreach teams.
	e. Include safe spaces or third spaces in new developments.
	f. Provide cultural competency training for diverse tenant needs.
7. Housing Programs & Resources	a. Provide funding for reasonable accommodations.
	b. Provide a resource educator for clients.
	c. Provide money-management support for third-party payees.
	d. Clarify whether the county co-signs leases.
	e. Provide basic furnishings for units.
	f. Ensure accessible units for marginalized populations.
	g. Provide public health and support services in buildings.
	h. Provide cleaning services.
	i. Provide trauma-informed security.
	j. Provide access to support teams and case management.
	k. Provide a support hotline
8. Inspections & Compliance	a. Allow funding for enhanced inspections and unit preparation.
	b. Provide funding incentives for landlords to pass inspections.
	c. Ensure accessible units meet compliance.
	d. Identify who inspects units for habitability.
	e. Revisit regulations for landlords and developers.
	f. Establish accountability processes tied to inspections.

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PART 5: PARTICIPANT ASSISTANCE FUNDS (Chapter 7, Section C.9.4.2)	
1. Tenant Training & Education	a. Tenants should receive training on tenant responsibilities.
	b. There should be educational workshops on housing options, raising concerns, tenant mentorship, and property care.
	c. Participants should receive assistance with daily living through classes.
	d. Participants should receive support with personal finance and budgeting.
	e. Tenants should have access to a tenants' rights resource guide.
	f. There should be a "Tenancy 101" online informational video.
	g. Participants should receive support with credit score recovery.
	h. Participants should receive access to a career coach for independence.
2. Financial Assistance	a. Coverage should be provided for pre-existing storage fees.
	b. Participant assistance funds should be available.
	c. Storage fees should be covered.
	d. Funds should be available for accessibility modifications.
	e. There should be a waiver for first and last month's rent for seniors.
	f. Pet deposits and pet fees should be covered for all participants.
	g. Parking fees should be covered or reduced.
	h. Banking resources should be available so participants can connect utilities.
	i. Funding should be available for activities that benefit participants.
	j. Funding should be provided for activities that promote active lifestyles for participants.
3. Housing Access, Stability, & Eviction Prevention	a. Eviction prevention services should be available.
	b. Eviction support information should be provided.
	c. There should be a housing mobile crisis team.
	d. There should be LGBTQ+ housing options.
	e. There should be ADA-accessible housing.
	f. Important documents should be protected under ADA regulations.
	g. Location should be considered in housing access.
	h. Increased awareness of geographic disparities should be prioritized.
4. Property Maintenance and Support	a. There should be ongoing housekeeping and cleaning services.
	b. Funding should support regular maintenance and upkeep check-ins.
	c. Cleaning services should be available.
5. Support Services and Navigation	a. Caregiver services should be expanded.
	b. Paperwork navigation should be streamlined.
	c. There should be language translation support for leases and interactions.
	d. There should be an ombudsman for tenant support.

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	e. There should be community outdoor activities in shared spaces.
	f. Services should include mental health and SUD support beyond housing placement.
6. Transportation	a. Transportation support should be provided.
	b. Public transportation gaps should be addressed, such as North County to Inglewood.
7. Equity, Rights and Cultural Inclusion	a. Participants should have access to linguistically and culturally appropriate materials.
	b. Immigrant rights information and protections should be available.
	c. LGBTQ+ housing should be provided.
8. Staffing and System	a. Funding should support caseloads, salaries, and staffing expectations during housing transitions.
	b. All issues listed should be considered.
	c. There should be a housing mobile crisis team.