



# City of Culver City

## Staff Report

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**HA - Approval of a Professional Service Agreement in an Amount Not-to-Exceed \$30,000 with Saint Joseph Center for the Implementation of the Rapid Re-Housing Program for the Period of FY 2019/2020.**

**Meeting Date:** October 28, 2019

**Contact Person/Dept:** Christina Stoffers/Housing Division - CDD  
Tevis Barnes/Housing Division - CDD

**Phone Number:** (310) 253-5989

**Fiscal Impact:** Yes  No

**General Fund:** Yes  No

**Public Hearing:**  **Action Item:**  **Attachments:**

**Commission Action Required:** Yes  No  **Date:**

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (10/23/19); Committee on Homelessness (08/14/19); St. Joseph Center (8/27/19); Upward Bound House (10/16/19); Los Angeles Homeless Service Authority (8/27/19)

**Department Approval:** Sol Blumenfeld, Community Development Director (10/17/19)

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### **RECOMMENDATION**

Staff recommends the Culver City Housing Authority Board (Board) approve a professional services agreement with Saint Joseph Center (SJC) for the implementation of the Rapid Re-Housing Program (RRH).

### **BACKGROUND**

#### **State of Homelessness**

The 2017 Greater Los Angeles Homeless Count (Homeless Count), found that 218 people were experiencing homelessness in Culver City. While the total number of people experiencing homelessness in Culver City increased 85% from the 2016 Homeless Count, the total number of unsheltered people increased by 150%. And for the first time since the start of the homeless census, an unsheltered family of 4 was enumerated.

The 2019 Homeless Count data showed a total of 236 people were found homeless In Culver City. This data demonstrated significant increases in the following categories: persons in makeshift shelters (270%), person on the streets (169%), and persons in cars (43%).

The Los Angeles County Homeless Initiative (HI) has included Strategy B3 to provide, an intermediate housing intervention called RRH, to help homeless families, adults and youth regain housing stability quickly. According to the Los Angeles County HI, RRH is generally categorized as a short-term housing resource lasting about 6-12 months, but in some cases up to 24 months, if steady, but slow improvements are made by recipients in making the transition to self-sufficiency. The HI allows cities to contribute funding for homeless families, adults and youth who are likely to succeed through RRH.

## **DISCUSSION**

### **Rapid Re-housing**

RRH is a Housing First<sup>1</sup>, Low Barrier<sup>2</sup>, Harm Reduction<sup>3</sup>, and crisis response program focused on resolving homelessness by connecting homeless families, individuals, and youth to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. RRH case managers use Progressive<sup>4</sup> to help program participants rapidly obtain and stabilize in permanent housing in either the private rental market or affordable housing market as well as placing emphasis on those services that assist participants in meeting their responsibilities as tenants.

### **Saint Joseph Center**

SJC has a strong understanding of Culver City and its community. The SJC Homeless Outreach Team has operated in Culver City for over twenty-four years, ten years in an informal manner and the last fourteen years under a formal contract with the City. Over the past 14 years, SJC has provided homeless outreach, assessment, case management, placing 45 homeless individuals into permanent housing. The following statistics are from July 2018 to March 2019:

- Total of 68 outreach clients served
- Of the 68, 46 clients connected to service
- 6 clients housed in permanent housing
- 7 motel vouchers used

### **Saint Joseph Center Rapid Re-Housing Scope of Work**

The SJC RRH program places emphasis on case management and supportive services that assist participants in meeting their responsibilities as tenants and in complying with a standard lease agreement. The RRH program identifies eligible participants who are enrolled in the Coordinated Entry System (CES). Once a participant is deemed eligible to partake in SJC RRH program, a case manager will meet with the participant to develop a Housing Stability Plan. The Housing Stability Plan is the road map of services that are to be provided, as well as the actions that need to be taken by both staff and participant. The case manager will provide extended support through individualized case management to build trust with the participant that will ultimately translate to increased housing

stability. This includes support with completing housing applications, accompaniment to housing appointments, and other support associated with housing placement process.

Once a participant has moved into permanent housing, the case manager and participant work together on issues that could reasonably be expected to jeopardize the housing. Stabilizing housing includes assistance to be able to pay the rent (budgeting, utilizing public assistance benefits, employment programs, accessing free or low-cost goods/services). Participants are eligible for six months of case management after issuance of last financial assistance to ensure housing stability.

SJC RRH program provides the following services and activities:

- Crisis Housing and Bridge Housing
- Crisis Intervention
- Physical and Mental Health Care
- Housing Identification Assistance
- Security Deposit
- Rental Assistance
- Utility Assistance / Move-in Expenses
- Employment assistance
- Transportation Assistance

## **FISCAL ANALYSIS**

The proposed Saint Joseph Center Rapid Re-Housing contract is not-to-exceed \$30,000 for the period of FY 2019/2020. Under the County HI, the Los Angeles Homeless Service Authority (LAHSA) is the lead agency over the RRH program. Through LAHSA, it was recommended that the City contract with St. Joseph Center to administer the RRH. The projected start date is December 1, 2019, instead of July 1, 2019. This contract will be supported from funds taken from the Low- and Moderate-Income Housing Asset Fund (LMIHAF) and subject to on-going monthly monitoring. Approval of this contract has no impact on the City's General Fund.

The average duration of RRH is 6 -12 months per participant, so the total City cost would be \$3,000 - \$6,000 per participant who is permanently housed. Culver City Housing Authority will provide five or more RRH participants with up to \$1,000 per month rental subsidies for 12 months, while SJC utilizes LA County Housing Plan Initiative (HPI) funds to absorb the remaining rent cost as well as the full cost of the associated supportive services.

## **ATTACHMENTS**

1. 2019-10-28\_ATT - No. 1 - LAHSA RRH Scope of Required Services
2. 2019-10-28\_ATT - No. 2 - St. Joseph Center RRH Proposal

## **MOTION**

That the Housing Authority Board:

1. Approve a professional services agreement with Saint Joseph Center for the implementation of the Rapid Re-Housing Program in an amount not-to-exceed \$30,000 for the period of FY 2019/2020; and
2. Authorize Housing Authority General Counsel to review/prepare the necessary documents; and
3. Authorize the Executive Director to execute such documents on behalf of the Housing Authority.

## NOTES

1. **Housing First** is a program model where homeless families and individuals are moved immediately off the streets or homeless shelters into their own homes. Housing First approaches are based on the concept that a homeless individual or household's first and primary need is to obtain stable housing, and that other issues that may affect the household can and should be addressed once housing is obtained.
2. **Low Barrier is a model** where a minimum number of expectations are placed on people to obtain housing. The aim is to have as few barriers as possible to allow more people access to housing and social services.
3. **Harm Reduction** is an approach for substance use treatment that focuses on reducing the negative consequences and risky behaviors of substance use; it neither condones nor condemns any behavior.
4. **Progressive Assistance** refers to a strategy of providing a small amount of assistance to everyone entering the homelessness system.