



# City of Culver City

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## Staff Report

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**File #:** 19-470, **Version:** 1

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**HA- Approval of the Submission of a Grant Application in the Amount of \$390,000 under the 2018 Cities Homelessness Plan Implementation Request for Proposals for the Implementation of the City's Plan to Prevent and Combat Homelessness**

**Meeting Date:** October 22, 2018

**Contact Person/Dept:** Tevis Barnes/ CDD-Housing

**Phone Number:** (310) 253-5782

**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 (10/18/18); Committee on Homelessness LA County Homeless Initiative Subcommittee (10/08/18)

**Department Approval:** Sol Blumenfeld, Community Development Director (10/17/18)

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### **RECOMMENDATION**

Staff recommends the Culver City Housing Authority (Housing Authority) Board approve the submission of a grant application in the amount of \$390,000 under the 2018 Cities Homelessness Plan Implementation Request for Proposals in order to secure funding to implement goals and actions of the City's Plan to Prevent and Combat Homelessness.

### **BACKGROUND**

Cities play a vital role in preventing and combating homelessness in Los Angeles County, <sup>1</sup> Recognizing the opportunity to partner with cities to achieve this goal, the Los Angeles County Board of Supervisors allocated one-time general fund support (\$2 million) for 41 cities to develop or enhance local homelessness plans. To facilitate this opportunity, The Los Angeles County Homeless Initiative and Home for Good Funders Collaborative released the 2017 City Homelessness Planning Request for Proposals (RFP) and provided cities direct support and training on homeless service delivery system, housing resources, best practices, and opportunities to bolster city homelessness plans.

On September 11, 2017, the Council approved the submission of a grant application in the amount of \$50,000 under the Home for Good Funders Collaborative to update the City's 2004 Short and Long-Term Strategies to Address Homelessness. The grant application was approved and the Housing Authority secured the consulting services of LeSar Development Consultants to facilitate the update of the City's homeless strategies. At its regular meeting on July 9<sup>th</sup>, 2018 the City Council and Housing Authority jointly approved the updated Plan to Combat and Prevent Homelessness.

## **DISCUSSION**

As a follow up to these planning efforts, the Los Angeles County Homeless Initiative and Home for Good Funders Collaborative have teamed up to release a new, competitive RFP for cities ready to take concrete next steps in preventing and combating homelessness. The 2018 Cities' Implementation RFP provides up to \$9 million in County Measure H funds and \$1 million in private support through the Home For Good Funders Collaborative to fund implementation of local projects that 1) increase the supply of interim and permanent housing for people experiencing homelessness, and 2) enhance County service systems for those currently experiencing or at-risk of homelessness.

The 2018 Cities' Implementation Request for Proposal is divided into 2 funding components:

- 1) **Priority Area 1**: Increase supply of interim and permanent housing for people experiencing homelessness. The total funding available is at least \$6 million countywide with a maximum grant for \$300,000 for each city. There is no match requirement. Award conditions require a city to coordinate with regional organizers for the Everyone In Campaign and be an Opt-In City for the 2019 Greater Los Angeles Homeless Count.<sup>2</sup>
  
- 2) **Priority Area 2**: Enhance County service systems for those experiencing or at-risk of homelessness. The total funding available is up to \$3 million countywide with a maximum grant for \$300,000 for each city. Newly committed city resources (financial and in-kind) are eligible for a match of 2 to 1 (i.e. \$100,000 County for \$50,000 City). Award conditions require a city to coordinate with the Council of Governments (COG), be an Opt-in City for the 2019 Greater Los Angeles Homeless Count, and coordinate with the regional Coordinated Entry Systems (CES) lead provider.<sup>3</sup>

***The grant term is January 1, 2019- June 30, 2020 (18-months). Funded projects must be completed by June 30, 2020. The deadline to submit a proposal is November 7<sup>th</sup>, 2018.***

Attachment Number 4 provides more detailed information on the total funding available under each Priority Area, the maximum grant reward, match requirement and eligible activities under each Priority Area.

Depicted below are examples of eligible activities under Priority Areas 1 and 2. Cities are welcome to apply for other types of projects not detailed below which fit into the goals of Priority 1 and 2.

### **Priority Area 1:**

- Feasibility Study
- Land Assessment
- City Homeless Liaison
- Technical Assistance/Consulting
- Safe Parking

#### Priority Area 2:

- Homeless Prevention and Diversion
- Technical Assistance/Consulting
- Qualified Trainer
- Start Up

#### **City Proposal**

In an effort to secure funding to implement the goals and actions of the Plan to Prevent and Combat Homelessness and address the City Council's approved Affordable Housing Programs reflected in the City's FY 18-19 budget, a proposal will be submitted under both Priority Areas 1 and 2.

The total grant request under Priority Area 1 is \$280,000 to support affordable housing feasibility studies for Motel Conversion and Manufactured and Modular Housing. The maximum grant allowed is \$300,000. Funds will also be sought for implementation of an Inclusionary Housing Ordinance and to secure consulting services for housing navigation. The purpose of the Housing Navigator will be to develop a list of available rental units and negotiate with property owners to rent to homeless and rental assistance participants. All the activities listed above were included as goals and action items in the Plan to Prevent and Combat Homelessness. All activities except the Housing Navigator were included in the Housing Programs summary matrix provided to Council on March 12, 2018. There is no funding match requirement under the Priority Area 1 component.

<b><u>Eligible Activity</u></b>	<b><u>City Proposed Activity</u></b>	<b><u>Funding Request</u></b>
Feasibility Studies	Motel Reuse Feasibility Study	\$90,000
Feasibility Studies	Manufactured and Modular Housing Feasibility Study	\$90,000
Technical Assistance/Consulting	Inclusionary Housing Ordinance	\$50,000
City Homeless Liaison	Housing Navigator	\$50,000

The total grant funding request under Prior Area 1 is \$110,000. The maximum grant award is

\$300,000 and a two for one match is required. These funds will be utilized for First Responder Training and Landlord Outreach. The First Responder Training is targeted, skills-based training to assist frontline City departments such as Police, City Attorney and Parks, Recreation and Community Services with developing methods to assist homeless in the community and refer them to services and shelter. The desire is to prevent harm and to divert and connect homeless city residents. The City provides Landlord Incentives intended to attract more property owners to participate in rental assistance programs. These incentives include signing bonuses, holding fees, damage claims, and security deposits. All the activities listed above were included as goals and action items in the Plan to Prevent and Combat Homelessness. The Start Up activity, noted in the table below is intended to co-locate the St. Joseph Center (SJC) Homeless Outreach Team to the Housing Division Office to provide more streamlined outreach services to the homeless. The match for the Landlord Incentive was included in the Housing Programs summary provided to Council on March 12<sup>th</sup>, 2018. The First Responder Training and Co-location of the SJC Homeless Outreach Team are new programs. For the SJC Homeless Outreach, the match will be met with in-kind resources of allowing use of city office space and equipment. The matching funds are available in the Housing Division budget to cover the First Responder Training.

<u>Eligible Activity</u>	<u>City Proposed Activity</u>	<u>Funding Request</u>	<u>Match Requirement</u>
Qualified Trainer	First Responder Training	\$25,000	\$25,000
Landlord Outreach	Landlord Incentives	\$35,000	\$35,000
Start Up	Co-location of the Homeless Outreach Team	\$50,000	\$50,000 (in-kind)

## **FISCAL ANALYSIS**

The total request under this RFP is \$390,000. If awarded full or partial funding, all funds will be deposited into a dedicated Housing Authority account. Under Priority Area 2 there is a match requirement of 2 for 1. The co-location of homeless outreach involves an in-kind match. The First Responder Training will require a match of \$25,000. There are funds in the Housing Authority budget to cover this match.

The Housing Division will also solicit consulting services to assist in the drafting of the RFP response which is estimated to cost approximately \$7,000. Funds are available in the Housing Authority budget to cover this expense.

## **ATTACHMENT**

1. The 2018 Cities Homelessness Plan Implementation Request for Proposal

2. Plan to Prevent and Combat Homelessness
3. Housing Program Matrix
4. 2018 Cities Homelessness Plan Implementation Eligibility

## **MOTION**

That the Housing Authority Board:

Approve the submission of a grant in the amount of \$390,000 under the 2018 Cities Homelessness Plan Implementation Request for Proposals for the purpose of securing funding support to implement goals and action of the City's Plan to Prevent and Combat Homelessness.

## **NOTES**

1. On August 17, 2015, the Los Angeles County Board of Supervisors launched the Homeless Initiative to combat the homeless crisis that pervades our communities. To develop these strategies, the Homeless Initiative conducted 18 policy summits on 9 topics from October 1 to December 3, 2015 which brought together 25 Los Angeles County Departments, 30 cities and other public agencies, and over 100 community partners and stakeholders.

The summits resulted in 47 strategies divided in 6 areas. The areas included:

- Prevent Homelessness
- Subsidize Housing
- Increase Income
- Provide Case Management and Services
- Create a Coordinated System
- Increase Affordable/Homeless Housing

On February 9, 2016, the Los Angeles County Board of Supervisors approved a comprehensive plan to combat homelessness which included the 47 strategies. In support of the Los Angeles County Homeless Initiative, the City Council adopted Resolution Number 2016 R 113 on November 28<sup>th</sup>, 2017. Through this Resolution, Culver City will partner with Los Angeles County to combat homelessness.

2. The Council adopted Resolution 2018-R 076 on September 11<sup>th</sup>, 2018 in Support of the Everyone In Campaign. Since 2009, the City has been an Opt-In City with the Los Angeles Homeless Services Authority (LAHSA) for the Greater Los Angeles Homeless Count. The HA approved on January 8<sup>th</sup>, 2018 the Opt-In Memorandum with the LAHSA for a three year period from 2018-2021.
3. The City is an active member of the Westside COG and the City's Housing Office participates with the Westside COG Homeless Working Group. Since 2009, the City has been an Opt-In City with the Los Angeles Homeless Services Authority (LAHSA) for the Greater Los Angeles Homeless Count. The HA approved on January 8<sup>th</sup>, 2018 the Opt-In Memorandum with the LAHSA for a three year period from 2018-2021. St. Joseph Center is the CES for our jurisdiction. The HA is in a contract with SJC to provide homeless outreach and emergency motel vouchers.

