



LACDA

Los Angeles County Development Authority

**Substantial Amendment to the 2021 Annual Action Plan to
Incorporate the HOME Investment Partnerships Program
American Rescue Plan**

HOME-ARP Allocation Plan

January 2023

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Consultation

Before developing its HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan, the Los Angeles County Development Authority (LACDA) consulted with various community stakeholders throughout Los Angeles County, such as Community-Based Organizations (CBOs), the LACDA’s own Public Housing Agency (PHA), the Los Angeles County Continuum of Care (CoC), and other Los Angeles County Departments. The LACDA’s consulting partners all serve its jurisdiction’s geographic area and provides services to HOME-ARP’s qualifying populations, which consist of, individuals and families experiencing homelessness, individuals and families at risk of homelessness, individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, individuals and families in other populations where providing supportive services or assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability, and Veterans and families that include a veteran family member that meet one of the preceding criteria. The LACDA will partner with both public and private organizations to assist the qualifying population. During the consultation process, the LACDA addressed how it would construct its HOME-ARP Allocation Plan, while remaining compliant with laws and regulations regarding fair housing, civil rights, and the needs of persons limited by a disability.

Summary of Consultation Process

Starting in March of 2022, the LACDA hosted consultation sessions with its community stakeholders to identify funding gaps that can be filled using its \$32 million HOME-ARP funding allocation. LACDA staff prepared an outreach list of the community stakeholders, starting with the Los Angeles County CoC, who services the LACDA’s jurisdiction’s geographic area. Also added to the list were homeless and domestic violence service providers, people with lived experience of domestic violence and homelessness, Veterans’ groups, Veterans with lived experience of homelessness, and public agencies who provide services to HOME-ARP’s qualifying populations.

As required by HOME-ARP, the LACDA reached out to its community stakeholders to discuss the best uses for its \$32 million allocation. The LACDA conducted meetings, virtual consultation sessions, and administered a survey in order to solicit input from HOME-ARP stakeholders. A slidedeck was developed to provide participants with an overview of HOME-ARP priorities and included questions to prompt discussion. A survey was developed and distributed to solicit input and help staff identify existing resources and gaps. Below is a summary of the feedback the LACDA received through its virtual consultation sessions, meetings, and survey

Consultation Sessions, Virtual Meetings, and Survey

The information in this section details the feedback received by the LACDA’s community stakeholders during the LACDA’s HOME-ARP consultation sessions, virtual meetings and survey during the development of the LACDA’s HOME-ARP Allocation Plan.

Meeting #1	
Agency(ies) Consulted:	Los Angeles Homeless Services Authority (LAHSA)
Type of Agency/ Organization:	Continuum of Care
Method of Consultation:	Meeting
Feedback:	LAHSA expressed interest in the LACDA using HOME-ARP funding to expand on the following:

	<ul style="list-style-type: none"> • Unit acquisition strategies (RPSS Model, Scattered-site master leasing model) • Services to accompany rental subsidies • Homelessness prevention
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Meeting #2	
Agency(ies) Consulted:	LACDA Housing Assistance Division's Emergency Housing Voucher (EHV) Program
Type of Agency/ Organization:	Public Housing Agency
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	The EHV Program has the same qualifying population as HOME-ARP. The EHV Program expressed that the highest demand for those who experience chronic homelessness, or are at risk of homelessness. It was also communicated that there are an insufficient number of shelter bed to accommodate the demand.

Meeting #3	
Agency(ies) Consulted:	City of Monterey Park
Type of Agency/ Organization:	City Government
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	The City of Monterey Park indicated that the priority for their HOME-ARP funding will be directed toward street homeless committing crimes or otherwise nuisance. The City of Monterey Park will prioritize funding emergency shelters and supportive services for this population in coordination with the City of Monterey Park Police Department.

Meeting #4	
Agency(ies) Consulted:	Cities Highlights and Training
Type of Agency/ Organization:	Cities
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	This group expressed concerns over the looming evictions crisis once COVID-19 eviction protections have ended. Prioritizing homeless prevention efforts such as rental assistance are needed. Street homelessness is an endemic problem across cities with too few shelter beds. Funding contributions needed toward efforts underway regarding veteran housing and constructing affordable housing.

Meeting #5	
Agency(ies) Consulted:	Domestic Violence-Homeless Service Coalition: <ul style="list-style-type: none"> ➤ Downtown Women’s Center, ➤ Rainbow Services, ➤ Los Angeles Homeless Services Authority, ➤ Community Legal Aid SoCal, ➤ CHS Speak-up, ➤ Los Angeles County Domestic Violence Council, and ➤ The Office of Los Angeles County 5th District Supervisor Sheila Kuehl
Type of Agency/ Organization:	Nonprofits, Continuum of Care, People with Lived Experience of Domestic Violence and Homelessness, Government Official
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	This coalition expressed the need for more emergency shelters that are safe and welcoming for those fleeing domestic violence. Interim housing needed or else survivors may return to abusers for housing. Hotel vouchers are an expensive burden for housing providers and may not be a sustainable alternative.

Meeting #6	
Agency(ies) Consulted:	Los Angeles County Human Trafficking Program
Type of Agency/ Organization:	County Public Defender, Nonprofit human trafficking service providers
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	This group expressed the need for a master leasing program, where single family houses or small multi-unit facilities would be used to housing victims of human trafficking, and allow for safety and efficient support service delivery. Nonprofits are providing supportive services but there are very few emergency housing support programs that can accommodate families and provide the level of safety needed for this vulnerable population.

Meeting #7	
Agency(ies) Consulted:	LACDA Housing Investment and Financing (HIF) Division
Type of Agency/ Organization:	Public Housing Agency
Method of Consultation:	Meeting
Feedback:	The LACDA’s HIF Division expressed the need for more supportive services for the affordable housing units to be constructed and existing Permanent Supportive Housing facilities for veterans, families, and those experiencing chronic homelessness

Meeting #8	
Agency(ies) Consulted:	LACDA Permanent Local Housing Allocation (PLHA)
Type of Agency/ Organization:	Public Housing Agency
Method of Consultation:	Meeting
Feedback:	Currently, the primary use of PLHA funds by cities is to prevent evictions. Due to changes in the manner in which PLHA funds can be used moving forward, future funding will prioritize purchasing/ developing non-congregate shelter units.

Meeting #9	
Agency(ies) Consulted:	Los Angeles County Homeless Initiative
Type of Agency/ Organization:	Public Agency
Method of Consultation:	Meeting
Feedback:	The Los Angeles County Homeless Initiative expressed a need for the following: <ul style="list-style-type: none"> • Supportive services for Permanent Supportive Housing sites and for those receiving Emergency Housing Vouchers. And, • Operating costs for Project Home Key sites that are not receiving HOME funds.

Meeting #10	
Agency(ies) Consulted:	Project New Hope
Type of Agency/ Organization:	Homeless Services Provider
Method of Consultation:	Meeting
Feedback:	Project New Hope expressed the need for supportive services for PSH facilities for those experiencing homelessness, at risk of homelessness, HIV/AIDS, seniors, and others for whom supportive services would prevent homelessness or serve those with the greatest risk of housing instability.

Meeting #11	
Agency(ies) Consulted:	Southern California Association of Nonprofit Public Housing
Type of Agency/ Organization:	Nonprofits
Method of Consultation:	Meeting
Feedback:	This group was interested in knowing where HOME-ARP funds will be utilized, and expressed a need for more affordable housing and Housing Vouchers across Los Angeles County

Meeting #12	
Agency(ies) Consulted:	Disability Rights California, Legal Aid Foundation of Los Angeles, Coalition for Housing Accessibility, Needs, Choices and Equality Inc.
Type of Agency/ Organization:	Disability Rights and Fair Housing Nonprofits
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	<p>This group of disability rights and fair housing nonprofits expressed that the developmentally disabled population is underserved. This group expressed a need for the following:</p> <ul style="list-style-type: none"> • Permanent housing to support developmentally disabled population. • Funding for home modifications like doors widened, access needs, cabinets that are lower, etc. • Greater need for people limited by a disability who are at risk of homelessness. Specifically, the population who have cooccurring disabilities need housing • Smaller nonprofits and organizations that want to fill gaps and services for the disabled. • More home modification resources for tenants who rent in the private housing market. • Housing navigation services that focus on accessible housing for people limited by a disability.

Meeting #13	
Agency(ies) Consulted:	Century Housing, Volunteers of America, Salvation Army, U.S. Veterans Affairs, Veterans with Lived Experience of Homelessness
Type of Agency/ Organization:	Public Agency, Nonprofits, and Veterans with Lived Experience of Homelessness
Method of Consultation:	Survey
Feedback:	See attached survey results

Meeting #14	
Agency(ies) Consulted:	First 5 LA, Los Angeles County Department for Health Services- Housing For Health, Corporation for Supportive Housing, Supportive Housing Alliance, Shelter Partnership
Type of Agency/ Organization:	Nonprofits with homeless and housing supportive services experience
Method of Consultation:	Consultation session (virtual) and survey
Feedback:	<p>This group of nonprofits and supportive services providers would like to see HOME-ARP funding used to:</p> <ul style="list-style-type: none"> • Create a program with a broad approach, versus only addressing targeted population. • Increase funding for resident staffing services • Provide funding support for housing navigators • Help keep the production (housing) pipeline going to house populations not well served

Meeting #15	
Agency(ies) Consulted:	LA County Department of Aging and Community Services, United Way of Greater Los Angeles, Los Angeles Homeless Services Authority
Type of Agency/ Organization:	Public Agency, Continuum of Care, Nonprofit.
Method of Consultation:	Meeting
Feedback:	<p>This group of public agencies, the Continuum of Care and nonprofits would like to see HOME-ARP funding used to:</p> <ul style="list-style-type: none"> • Place a greater focus on health versus homeless activities; • Address older person needs with day-to-day activities; • Help address older person homelessness by providing; unrestricted funding; • Help address inflation related matters which can lead to the loss of a home for an older person; • Greater assistance for older persons recently released from a hospital or care facility; and • Create a system to better link older persons with supportive services and housing support

Meeting #16	
Agency(ies) Consulted:	Department of Health Services (DHS): Homeless Prevention Unit
Type of Agency/ Organization:	Public Agency
Method of Consultation:	Meeting
Feedback:	DHS' Homeless Prevention Unit expressed concerns over the gaps in service providers being ability to connect clients with Section 8 vouchers. As part of their homeless prevention efforts, caseworkers are able to provide some concrete supportive services, but funding caps limit their ability to provide sufficient support services to the qualifying populations.

Meeting #17	
Agency(ies) Consulted:	Pietro Rosetti of FVO Solutions
Type of Agency/ Organization:	Nonprofit
Method of Consultation:	Meeting
Feedback:	Pietro Rosetti expressed concern that Regional Centers assisting individuals limited by a developmental disability only provide supportive services. This population still lacks access to affordable housing. The Workforce Intervention and Opportunity Act of 2014 (WIOA) led to group homes for people limited by a developmental disability having to reduce their occupancy limits, in favor of stricter privacy needs for residents. Pietro Rosetti would like for HOME-ARP funding to be used to create more WIOA compliant group homes and provide services for people limited by a developmental disability who reside in group homes.

LACDA HOME-ARP Consultation Survey

Following each of the LACDA’s consultation sessions with local stakeholders who provide goods and services to HOME-ARP’s qualifying populations, the LACDA invited each stakeholder to participate in its HOME-ARP survey. The LACDA also emailed a link to the survey to people and groups who were unavailable to meet with the LACDA. The HOME-ARP survey asked a series of questions in order to solicit feedback from each respondent as to which qualifying population needs the most assistance, and which activities eligible for HOME-ARP funding should the LACDA prioritize. The LACDA received a total of 85 responses to its HOME-ARP survey.

Below are the results of the LACDA’s HOME-ARP survey, which was active from March 7, 2022, through September 12, 2022.

Question 1. - I am and/or I represent a:

Answer Choices	Responses	
Native American Tribal Nation or tribal-affiliated organization	0	0.00%
Person Experiencing Homeless or with Lived Experience of Homelessness/Severe Housing Insecurity	7	8.24%
Continuum of Care Administrative Entity	0	0.00%
Homelessness Services Provider	16	18.82%
Domestic Violence Services Provider	4	4.71%
Justice Involved/Re-Entry Services Organization	0	0.00%
Veteran or Veteran(s) Group	4	4.71%
Public Housing Developer	24	28.24%
City or County Staff	9	10.59%
Consultant	6	7.06%
Member of Public	11	12.94%
Human Trafficking Services Provider	4	4.71%

Question 2. - Among the following who are eligible for HOME-ARP funding, who currently needs the most help?

Answer Choices	Responses	
People experiencing unsheltered/street homelessness	57	67.06%
People at-risk of experiencing homelessness	55	64.71%
People for whom providing supportive services through HOME-ARP would prevent homelessness	34	40.00%
People fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	30	35.29%
Veterans and families with a veteran that are homeless or at-risk of homelessness	20	23.53%

Question 3. - Which of these groups face the hardest or most barriers to ending their homelessness?

Answer Choices	Responses	
Persons with mental health conditions	59	71.08%
Persons with substance abuse disorders	40	48.19%
Persons with disabilities	36	43.37%
Persons justice-involved/reentry	35	42.17%
Families with young children	34	40.96%
Seniors	29	34.94%
LGBTQ+ Individuals	13	15.66%
Other (please list a group)	13	15.66%
Youth	12	14.46%

Question 4. - Of the activities that are eligible for HOME-ARP funds, what is needed most?

Answer Choices	Responses	
Acquisition and development of non-congregate shelter	5	5.88%
Supportive services such as homeless prevention, housing counseling and search, short- and medium-term financial assistance, education, job training	17	20.00%
Acquisition, rehab, and development of affordable rental housing and Permanent Supportive Housing	43	50.59%
Rental assistance	15	17.65%
Nonprofit operating and capacity building assistance	5	5.88%

Question 5. - Please rank the following options: (1 is lowest need to 5 is highest need)

	1		2		3		4	
Rental assistance for persons experiencing homelessness	11	13.75%	24	30.00%	35	43.75%	10	12.50%
More emergency shelters or beds	31	38.27%	18	22.22%	13	16.05%	19	23.46%
Rental assistance to help prevent people from losing their housing	16	19.51%	26	31.71%	14	17.07%	26	31.71%
More affordable housing units with supportive services	22	27.50%	13	16.25%	17	21.25%	28	35.00%

Public Participation

The LACDA's public participation process

The LACDA engaged the public at various stages throughout the development of its HOME-ARP Allocation Plan. During the consultation period, the LACDA made its HOME-ARP consultation survey available from March 7, 2022, through September 12, 2022. The survey was provided to, and completed by individuals who identified themselves as members of the public. These members of the public provided feedback to the LACDA regarding the potential uses of its HOME-ARP funding allocation.

At the conclusion of the LACDA's HOME-ARP consultation period, the LACDA reviewed all comments and feedback received from its community stakeholders and the public, and revised its HOME-ARP Allocation Plan to address the feedback received. Following changes made to the LACDA's HOME-ARP Allocation Plan, the LACDA prepared a PowerPoint presentation detailing its HOME-ARP funding allocation, the range of activities the LACDA plans to fund with its HOME-ARP funding allocation, along with a summary of the results from its community stakeholder consultation period, and its HOME-ARP priority populations.

Public Hearing

The LACDA presented its HOME-ARP Allocation Plan before the Los Angeles County Community Services Cluster Meeting on September 28, 2022, at 3:00pm. The Los Angeles County Chief Executive Office posted the meeting agenda 6 days in advance on September 22, 2022, and provided the public with an advance viewing of the LACDA's HOME-ARP presentation the morning of the meeting. The Los Angeles County Community Cluster meetings are subjected to the Brown Act contained in the Government Code at § 54950 et seq., and establishes rules designed to ensure that actions and deliberations of commissions, boards, councils, and other public bodies of local agencies are taken openly and with public access and input. The Los Angeles County Community Services Cluster meeting provided two minutes of public comment time per speaker to address the topics discussed at the meeting.

Public Review and Comment Period

On December 14, 2022, the LACDA published a notice in five (5) Los Angeles County newspaper publications to solicit feedback from the public on its HOME-ARP Allocation Plan. Below is a list of the publications where the LACDA published its HOME-ARP Allocation Plan and the language of the publication:

1. The Los Angeles Daily News - English;
2. La Opinion – Spanish;
3. The World Journal/Chinese Daily News – Chinese
4. The Korea Time – Korean; and
5. The Panorama – Russian.

The LACDA also published a notice advertising its public review and comment period for its HOME-ARP Allocation Plan on its public facing website, LACDA.org, where the public was able to review its HOME-ARP Allocation Plan and submit feedback to the LACDA electronically. LACDA.org is equipped with Google Translate, which enabled members of the

public to view its content in their preferred language.

The LACDA's 15-day public review and comment period for its HOME-ARP Allocation Plan began on December 15, 2022, and ended on December 29, 2022.

During the LACDA's public review and comment period, the LACDA did not receive any comments related to its Proposed HOME-ARP Allocation Plan.

LACDA's efforts to broaden public participation

To obtain additional public input on the LACDA's HOME-ARP Allocation Plan, the LACDA reviewed public comments on similar topics discussed in prior year(s) Resident Advisory Board meetings held during the formation of the LACDA's Annual Plan for its PHA. The LACDA reached out to the members of the public who submitted public comments related to HOME-ARP's qualifying populations to discuss their comments and solicit feedback on if the LACDA's HOME-ARP Allocation Plan may be able to address their needs.

During the public participation process, there was some concern of the LACDA prioritizing HOME-ARP assistance to people limited by a developmental disability. It was brought to the LACDA's attention that this practice will violate both Federal and State discrimination laws and will need to be addressed.

The LACDA addressed this comment by broadening the scope of its priority population to include the disabled.

Recommendation not accepted by the LACDA and the reason why

A recommendation received by the LACDA during its public participation process regarding its HOME-ARP Allocation Plan had to do with the LACDA's lack of tenant-based assistance for HOME-ARP's qualifying populations. The recommendation was that the LACDA should devote a portion of its HOME-ARP funds to develop more tenant-based rental assistance programs. This recommendation was not accepted due to the LACDA's PHA already having an allocation of unutilized Housing Choice Vouchers, Veteran Affairs Supportive Housing Tenant-Based Vouchers and Emergency Housing Vouchers. The LACDA already has sufficient resources in place to assist HOME-ARP's qualifying populations through its PHA's voucher program.

Needs Assessment and Gaps Analysis

LACDA Gaps Analysis

Using publicly available information found in the Los Angeles Homeless Services Authority's (LAHSA) 2022 Point-In-Time (PIT) count and Housing Inventory Count (HIC), along with data obtained from the U.S. Department of Housing and Urban Development's 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), the LACDA evaluated the size and demographic composition of qualifying populations within its jurisdiction to assess the unmet needs of those populations. In addition, the LACDA also identified gaps within its current shelter and housing inventory and service delivery system. The data used by the LACDA was the most up to date data available for HOME-ARP's qualifying populations and their need for additional housing, shelter, or services during the formation of the LACDA's HOME-ARP Allocation Plan. The table below details the LACDA jurisdiction's total homeless housing inventory, population of people experiencing homelessness and the gaps between the two.

Homelessness and Shelter Gaps Analysis													
	Current Inventory					Homeless Population				Gaps Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	#	2,821	#	11,581	112								
Transitional Housing	#	532	#	2,521	813								
Permanent Supportive Housing	#	1,906	#	17,694	6,430								
Other Permanent Housing	#	276	#	1,782	0								
Sheltered Homeless						3,068	8,118	877	741				
Unsheltered Homeless						839	43,103	2,804	3,143				
Totals		5,535		33,578		3,907	51,221	3,681	3,884				
Current Gaps										#	+1,628	#	-17,643

Data Sources: 1. 2022 LAHSA Point in Time Count (PIT); 2. 2022 LAHSA Inventory Count (HIC).

LACDA Housing Needs Inventory and Gaps Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gaps Analysis
	# of Units	# of Households	# of Households
Total Rental Units	1,791,480		

