

Project RoomKey Demobilization Plan

LOS ANGELES HOMELESS SERVICES AUTHORITY



LAHSA

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Project RoomKey Status Report

Hotel	Number of Contracted Rooms	Number of Participants *	Current Last Day for Participants	Contracted Service Provider
Highland Gardens	72	66	8/19/2022	Turning Point
LA Grand	482	504	8/30/2022	The Salvation Army
Airtel Plaza	237	218	9/15/2022	Volunteers of America
Cadillac (County Funded)	47	39	9/21/2022	St. Joseph Center

*Data reflects the most up-to-date information and may be different from LAHSA's written report. As of 8/2/22



Highland Gardens

Current Site and Client Data for Active Project RoomKey Sites – Highland Gardens (as of August 2, 2022)*	
Current Last Day for Participants	8/19/22
Number of Participants per Site	66
Permanent Housing Resources	
Number of Emergency Housing Vouchers (in hand)	28
Number of Emergency Housing Vouchers (in process)	6
Total Number of Participants with <u>any</u> permanent housing subsidy in hand (e.g., EHV plus Recovery Rehousing, PSH*, etc.)	63
Number of Participants without any Permanent Housing Resource	3
Services	
Number linked to Housing Navigation or Recovery Rehousing Services	58
Interim Housing	
Estimated Number of Participants Likely to Need Shelter Placement before Current Demobilization Date	59

***Data reflects the most up-to-date information and may be different from LAHSA’s written report.**



Data Source: HMIS

LA Grand

Current Site and Client Data for Active Project RoomKey Sites – LA Grand (as of August 2, 2022)*	
Current Last Day for Participants	8/30/22
Number of Participants per Site	504
Permanent Housing Resources	
Number of Emergency Housing Vouchers (in hand)	179
Number of Emergency Housing Vouchers (in process)	20
Total Number of Participants with <u>any</u> permanent housing subsidy in hand (e.g., EHV plus Recovery Rehousing, PSH*, etc.)	337
Number of Participants without any Permanent Housing Resource	167
Services	
Number linked to Housing Navigation or Recovery Rehousing Services	127
Interim Housing	
Estimated Number of Participants Likely to Need Shelter Placement before Current Demobilization Date	453

***Data reflects the most up-to-date information and may be different from LAHSA’s written report.**



Data Source: HMIS

Airtel Plaza

Current Site and Client Data for Active Project RoomKey Sites – Airtel Plaza (as of August 2, 2022)*	
Current Last Day for Participants	9/15/22
Number of Participants per Site	218
Permanent Housing Resources	
Number of Emergency Housing Vouchers (in hand)	54
Number of Emergency Housing Vouchers (in process)	12
Total Number of Participants with <u>any</u> permanent housing subsidy in hand (e.g., EHV plus Recovery Rehousing, PSH*, etc.)	118
Number of Participants without any Permanent Housing Resource	100
Services	
Number linked to Housing Navigation or Recovery Rehousing Services	66
Interim Housing	
Estimated Number of Participants Likely to Need Shelter Placement before Current Demobilization Date	196

***Data reflects the most up-to-date information and may be different from LAHSA’s written report.**



Data Source: HMIS

RECOMMENDATION 1

Ensure Access to Interim Beds

1a. Extend the Demobilization Timeline of All Three City-funded PRK Sites

1b. No New Intakes from Unsheltered Locations to Remaining PRK Sites

1c. Prioritize Interim Housing Resources Across all CDs for PRK Participants Until Demobilization Complete

1a. Extend the Demobilization Timeline of All Three City-funded PRK Sites

	Highland Gardens	AirTel	Grand
Proposed Ramp Down Period	8/1/2022 - 10/31/2022	08/1/2022 - 10/31/2022	8/1/2022 - 01/31/2023
Total Calendar Days	90	90	183
Weekdays (Working Days for Exits)	64	64	131
Clients Exiting Per Workday	1	3	4
Proposed Stop Intake Date	8/1/2022	8/1/2022	8/1/2022

1b. No New Intakes from Unsheltered Locations

	Highland Gardens	AirTel	Grand
Stopped Intakes	✓	✓	✓

1c. Prioritize Interim Housing Resources Across all CDs for PRK Participants

Program Type	# of Sites in City	Bed Availability Summary (as of August 9, 2022)			
		Total # of Unoccupied Beds	Unoccupied Beds with Intakes Pending	Beds Unavailable due to Quarantine	# of Beds Currently Available for Intake*
Tiny Home Villages	10	136	56	5	75
Roadmap Interim Housing	15	93	44	0	49
Project HomeKey	14	25	3	2	20
A Bridge Home – Adults and TAY	22	272	94	63	115
Crisis/Bridge Housing for Adults	7	Varies	N/A (Non-matched)	0	Varies per day (2-5)
Estimated Total Available IH Resources	68	526	197	70	Approx. 264 Beds



Data Source: Internal Interim Housing Tracking Documents

*Reflects beds that are currently unoccupied and that do not have a pending match

Recommendation 2

Additional Resources for
Participants

Recommendation 1 plus:

2a.

Housing Navigation for
PRK Participants
with EHVs Issued

2b.

Housing Navigation & Rental
Subsidies for PRK
Participants **Without**
Permanent Housing
Resources

Housing Navigation

Housing Navigators to assist with housing search and **case managers** to assist with housing retention (**1:20 caseload ratio**)

- housing search plan
- unit viewings
- landlord meetings
- complete applications
- obtain documents
- Housing assistance

Application Fees

Transportation Fees

Limited Security Deposits



Additional Permanent Housing Resources Requested

2a. Housing Navigation for PRK Participants with EHV's issued (\$1,384,488)

2b. Housing Navigation & Rental Subsidies for PRK participants without any permanent housing resources & Housing Navigation for those connected to other permanent housing resources (\$4,673,464)

LASHA Funding Request by Component	Base Cost per Client	Number of Clients	Total Estimated Cost
2a. Housing Navigation & EHV Supportive Services Only (SSO)	\$10,988.00	126	\$1,384,488.00
2b. Time-Limited Subsidy (TLS)	\$22,006.00	194	\$4,269,164.00
2b. Housing Navigation	\$4,300.00	94	\$404,200.00
Subtotal			\$6,057,852.00
Service Provider Administration Costs			\$27,072.00
Total Est. Cost			\$6,084,924.00

Estimated Housing Navigation Services Costs for 20 Clients

Housing Navigation Budget Line Items	Base Rates	Unit Rates	Quantity	Estimated Costs
PERSONNEL				
Housing Navigator	\$65,000	.75 FTE	1	\$48,750.00
Program Supervisor/ Manager	\$75,000	.22 FTE	1	\$16,660.00
Transportation (3 trips per client @ \$45/trip)	\$135	N/A	60	\$8,100.00
Application Fees (3 units per client @ \$30/application)	\$90	N/A	60	\$5,400.00
SUBTOTAL				\$78,910.00
Service Provider Administration or Indirect Cost Rate	10% - 12%*	N/A	N/A	**\$9,469.20
TOTAL COST FOR 20 HN CLIENTS				***\$88,379.20
(Cost per Housing Navigation Client)				\$4,418.96
*Rates can vary depending on funding source (e.g., Measure H or ESG-CV funding) **Assuming a 12% Indirect Cost Rate ***Costs reflect only Direct Program Costs, which is passed on to the Service Provider. It <u>does not</u> reflect costs associated with LAHSA program and funding administration.				



Recommendation 3

Expand Permanent
Housing Supply

Recommendations 1 & 2 plus:

3a

Investigate Options for Cecil Hotel

3b

Move-in Incentives for PRK Participants
Paired with PH Resources

3c

Purchase or Master Lease Expansion

3a. Investigate Options for Cecil Hotel

- 600 Single Room Occupancy (SRO) style units

3b. Move-in Incentives for PRK Participants Paired with Permanent Housing Resources

- Identify resources for incentives to maximize utilization of units
 - Example: first 3 months free for PRK participants

3c. Purchase or Master Lease Expansion

- Expedite building inspections for *Residential and Property Support Services Program (RPSS)*
- Invest in purchasing or master leasing of additional sites identified by City
 - Potential for 500 units of interim or permanent housing

Improve Pace of Apartment Lease Ups

LAHSA will continue to:

- * Work with HACLA to Expedite EHV Application Processing
- * Hold in-person and Virtual Housing Fairs for All PRK sites*
- * Ramp up Unit Acquisitions – RPSS Program