

Permanent Local Housing Allocation Five-Year Plan 2019-2023

OCTOBER 26

City of Torrance

Office of the City Manager



City of Torrance PLHA Five-Year Plan

Describe the manner in which allocated funds will be used for eligible activities.

The City of Torrance will use funds toward assisting persons experiencing homelessness. The Torrance City Council approved a 40-unit temporary housing program located on Civic Center grounds and adopted the comprehensive *Plan to Prevent and Combat Homelessness* on June 22, 2021. The use of Permanent Local Housing Allocation (PLHA) funds for a temporary housing program is a strategy in that plan. With experience funding similar programs, LA County determined operational costs for the temporary housing program in Torrance would be approximately \$1,550,000 annually. The City will use 100% of its (2019-2023) PLHA allocation for this program.

Each participant in the temporary housing program has unique situations that may prevent them from obtaining permanent housing. Therefore, participants will have individual plans to suit their needs with full access to an array of social services including case management, housing navigation, mental health services, substance abuse counseling, and job training and placement. These services will help unhoused individuals obtain permanent housing, permanent supportive housing, or rapid rehousing. The program offers a smooth transition off the streets and gives participants a safe, stable, and dignified place to live during the transition to permanent housing. The program was approved for a 1-year pilot period with quarterly updates to evaluate its effectiveness in combating homelessness. Should City Council decide to reallocate the PLHA funds to another eligible activity, the City will amend the current Five-Year Plan.

Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The City of Torrance has prioritized the construction and activation of the Civic Center temporary housing program to provide much needed shelter for people experiencing homelessness. The temporary housing program will include a minimum of 40 units that will be occupied by individuals and households with income of below 30% AMI. Subject to the final architectural design of the site, the program may be able to accommodate up to 45 units. Staff estimates that the program can serve approximately 80 individuals per year. PLHA funding will only be allocated for the use of assisting persons experiencing homelessness, which meets the requirement to prioritize investments that increase supply of housing for households under 60% AMI.

Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The City of Torrance's 2014-2021 Housing Element reports the 2011 Greater Los Angeles Homeless Count figure of 88 individuals experiencing homelessness in Torrance. Based on that figure, the 2014-2021 Housing Element states that homelessness is a regional problem that is most effectively addressed within a cooperative inter-jurisdictional effort.

The number of individuals experiencing homelessness in Torrance has greatly increased since the 2011 Homeless Count. At the time of the 2014-2021 Housing Element, factors contributing to the rise in persons experiencing homelessness included high rates of unemployment and underemployment; a lack of housing affordable to low and moderate-income persons; increases in the number of persons whose incomes fall below the poverty level; and reductions in public subsidies to the poor. Based on the 2020 Greater Los Angeles Homeless Count, there are currently 332 people experiencing homelessness in Torrance. As such, the City of Torrance's draft Housing Element for 2021-2029 incorporates the new activity of creating the temporary housing project within the municipal boundaries of the City to address Torrance's population of people experiencing homelessness.

Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

The temporary housing program aims to assist people experiencing homelessness obtain and retain permanent housing. The program will provide a safe, secure, and personal environment for persons experiencing homelessness. The allocations will fund the operational costs of the program. In researching communities with similar programs, the City will work in collaboration with an experienced community-based or nonprofit on-site service provider. The operator will be responsible for providing case management, support services, and all the services required for successful operation, including meals, 24/7 security, showers, and hygiene items.

Operational expenses include:

Personnel:

Program Manager, Intake Coordinator, Case Manager, Residential Aide, and Custodian/Maintenance/Groundskeeper

Services and Supplies:

Program supplies, Pest control, Food, Linens/Laundry, Office supplies, Communications, Security Services, Staff Container, and Shower/Hygiene Trailers

Lease and Utility:

Utilities, Property, and Liability Insurance

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations.

Funding Allocation Year	2019	2020	2021	2022	2023		
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating		
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%	100.00%	100.00%		
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%		TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	N/A	N/A					0
§302(c)(4)(E)(ii) Projected Number of Households Served	26	26	28	80	80		240
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A		

Provide a description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Due to funding and site preparation variables, the following dates are subject to change:

Temporary Housing Pilot Program: February 2022 – January 2023

Operator Timeline: October 2021 - Release RFP for Temporary Housing Program operator; November 2021 - RFP Application Deadline; January 2022 - Award Program Operator Contract

Site Preparation Timeline: November 2021 - Break Ground; February 2022 - Site Completion

Evaluation Timeline: April, July, October 2022 - Quarterly Reports; November 2022 - Temporary Housing Program Re-evaluation