



HOMELESSNESS COMMITTEE MEETING AGENDA

**WEDNESDAY, APRIL 16, 2025
10:00 a.m.**

**CVAG Conference Room
73-710 Fred Waring Drive, Suite 104
Palm Desert, CA 92260**

Members of the public may use the following link for listening access and ability to address the Homelessness Committee when called upon:

<https://us02web.zoom.us/j/88646569144?pwd=wIhJfa2juv4bPjPnKqkZdXdjNn8ePh.1>

**Dial In: +1 669 900 9128 US
Webinar ID: 886 4656 9144
Password: 488619**

IF YOU ARE UNABLE TO CONNECT VIA DIAL IN OPTION, PLEASE CALL 760-346-1127

Public comment is encouraged to be emailed to the Homelessness Committee prior to the meeting at cvag@cvag.org by 5:00 p.m. on the day prior to the committee meeting. Members of the public joining the meeting by Zoom can also provide comment by using the “raise hand” feature or hitting *9 on the phone keypad.

As a convenience to the public, CVAG provides a call-in option and internet-based option for members of the public to virtually observe and provide public comments at its meetings. Please note that, in the event of a technical issue disrupting the call-in or internet-based options, the meeting will continue unless otherwise required by law.

THIS MEETING IS HANDICAPPED ACCESSIBLE. ACTION MAY RESULT ON ANY ITEMS ON THIS AGENDA. UNLESS OTHERWISE STATED, ALL ACTION ITEMS WILL BE PRESENTED TO THE EXECUTIVE COMMITTEE FOR FINAL APPROVAL.

1. **CALL TO ORDER** – Chair John Peña, Councilmember, City of La Quinta

2. **ROLL CALL** –

A. **Member Roster**

P4

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT ON AGENDA ITEMS**

This is the first of two opportunities for public comment. Any person wishing to address the Homelessness Committee on items appearing on this agenda may do so at this time. At the discretion of the Chair, comments may be taken at the time items are presented. Please limit comments to three (3) minutes.

5. **CHAIR / COMMITTEE / CVAG STAFF ANNOUNCEMENTS**

6. **CONSENT CALENDAR**

A. **Approve the minutes of the February 19, 2025, meeting of the Homelessness Committee**

P5

B. **Receive and file the quarterly report for the CV Housing First program, representing clients served in the first quarter of 2025**

P9

6.1 **ITEMS HELD OVER FROM CONSENT CALENDAR**

7. **DISCUSSION / ACTION**

A. **One Year Update from the Palm Springs Navigation Center – Jay Virata, Palm Springs’ Director, Housing & Community Development**

P12

Recommendation: Information

- B. **Annual contributions to the CV Housing First Program – Erica Felci** P13

Recommendation: Information

- C. **Landlord Incentive Program for Increasing Available Units – Erica Felci** P22

Recommendation: Information

8. **INFORMATION**

- A. Attendance Record P24

- B. Updates from Ex Officio Members

9. **PUBLIC COMMENT ON NON-AGENDA ITEMS**

This is the second opportunity for public comment. Any person wishing to address the Homelessness Committee on items of general interest within the purview of this Committee may do so at this time. Please limit comments to two (2) minutes.

10. **ANNOUNCEMENTS**

The next meeting of the **Homelessness Committee** will be held on Wednesday, May 21, 2025, at 10:00 a.m. at the CVAG conference room, 73-710 Fred Waring Drive, Suite 104, Palm Desert, 92260.

The next meeting of the **Executive Committee** will be held on Monday, April 28, 2025, at 4:30 p.m. at the CVAG conference room, 73-710 Fred Waring Drive, Suite 104, Palm Desert, 92260.

11. **ADJOURNMENT**

ITEM 2A

**Coachella Valley Association of Governments
Homelessness Committee
Member Roster
2024- 2025**



VOTING MEMBERS	
City of Blythe	Vice Mayor Johnny Rodriguez
City of Cathedral City	Councilmember Mark Carnevale
City of Coachella	Councilmember Yadira Perez
Desert Healthcare District	Director Carole Rogers, RN
City of Desert Hot Springs	Councilmember Jan Pye
City of Indian Wells	Councilmember Toper Taylor
City of Indio	Councilmember Waymond Fermon – Vice Chair
City of La Quinta	Councilmember John Peña – Chair
City of Palm Desert	Councilmember Joe Pradetto
City of Palm Springs	Mayor Ron deHarte
City of Rancho Mirage	Mayor Pro Tem Lynn Malotto
Riverside County – District 4	Supervisor V. Manuel Perez
Torres Martinez Desert Cahuilla Indians	Tribal Chair Joseph Mirelez
Ex-Officio / Non-Voting Members	
Pedro S.G. Rodriguez, Executive Director, Coachella Valley Housing Coalition	
Darla Burkett, Executive Director, Coachella Valley Rescue Mission	
Vacant, Executive Director, Home Aid Inland Empire	
Samuel Hollenbeck, Chief Executive Officer, Martha’s Village and Kitchen	
Vacant, The Salvation Army	
Angelina Coe, Executive Director, Shelter from the Storm	

CVAG Staff
Tom Kirk, Executive Director
Erica Felci, Chief Operating Officer
Candice Graff, Management Analyst

ITEM 6A

**Homelessness Committee
Meeting Minutes
February 19, 2025**



The audio file for this meeting can be found at: <http://www.cvag.org/audio.htm>

- 1. CALL TO ORDER** - The meeting was called to order by Chair John Peña, City of La Quinta, at 10:01 a.m. at the CVAG conference room, 73-710 Fred Waring Drive, Suite 104, in Palm Desert.
- 2. ROLL CALL** - Roll call was taken and it was determined that a quorum was present.

Members Present

City of Cathedral City
Desert Healthcare District
City of Desert Hot Springs
City of Indian Wells
City of Indio
City of La Quinta
City of Palm Desert
City of Palm Springs
City of Rancho Mirage
Riverside County – District 4
Torres Martinez Desert Cahuilla Indians

Mayor Pro Tem Raymond Gregory
Director Carole Rogers, RN
Councilmember Jan Pye
Councilmember Toper Taylor (*arrived at item 7*)
Councilmember Waymond Fermon, *Vice Chair*
Mayor Pro Tem John Peña, *Chair*
Councilmember Joe Pradetto
Mayor Ron deHarte
Mayor Pro Tem Lynn Mallotto
Policy Advisor Amy Cuen-McDuffie
Tribal Chair Joseph Mirelez

Ex-Officios Present

Shelter from the Storm

Angelina Coe

Members and Ex-Officios Not Present

Agua Caliente Band of Cahuilla Indians
City of Blythe
City of Coachella
Coachella Valley Housing Coalition
Martha's Village and Kitchen
Coachella Valley Rescue Mission

Councilmember John Preckwinkle III
Vice Mayor Johnny Rodriguez
Mayor Pro Tem Denise Delgado
Pedro S.G. Rodriguez
Samuel Hollenbeck
Darla Burkett

3. PLEDGE OF ALLEGIANCE

Chair Peña led the Committee in the Pledge of Allegiance.

4. PUBLIC COMMENTS ON AGENDA ITEMS

Staff circulated an email comment from Linda Joy Salas, who suggested the Committee consider using the empty shopping mall in Indio to create affordable rental units as well as using hemp materials to build housing.

5. CHAIR / COMMITTEE MEMBER/CVAG STAFF COMMENTS

Chief Operating Officer Erica Felci provided a Point-In-Time (PIT) Count recap with photos from CVAG’s participation in the event.

6. CONSENT CALENDAR

IT WAS MOVED BY COUNCILMEMBER FERMON AND SECONDED BY CHAIR MIRELEZ TO APPROVE THE CONSENT CALENDAR

- A. Approve the minutes of the November 20, 2024, meeting of the Homelessness Committee**

THE MOTION TO CARRIED WITH 10 AYES AND 4 MEMBERS ABSENT

TRIBAL COUNCILMEMBER PRECKWINKLE	ABSENT
VICE MAYOR RODRIGUEZ	ABSENT
MAYOR PRO TEM GREGORY	AYE
MAYOR PRO TEM DELGADO	ABSENT
DIRECTOR ROGERS	AYE
COUNCILMEMBER PYE	AYE
COUNCILMEMBER TAYLOR	ABSENT
COUNCILMEMBER FERMON	AYE
COUNCILMEMBER TEM PEÑA	AYE
COUNCILMEMBER PRADETTO	AYE
MAYOR DEHARTE	AYE
MAYOR PRO TEM MALLOTTO	AYE
ADVISOR CUEN-MCDUFFIE	AYE
TRIBAL CHAIR MIRELEZ	AYE

6.1 ITEMS HELD OVER FROM CONSENT CALENDAR

None

7. DISCUSSION / ACTION

- A. Community Assistance, Recovery and Empowerment (CARE) Court and other Prop 1 investments**

Maurice Lyles, the Governor’s Office External Affairs’ Regional Director for Southern California, joined the committee via Zoom and provided a presentation regarding CARE Court and related items.

Lengthy member discussion ensued, with members interested in the nexus to addressing homelessness in the region. Mr. Lyles and Riverside University Health Deputy Director of Forensics Marcus Cannon answered questions regarding CARE Court process from the committee.

No action was taken as this was an informational item.

B. CV Housing First’s 2024 Annual Report

Management Analyst Candice Graff presented the staff report.

Member discussion ensued with Ms. Graff and Ms. Felci answering questions from the committee regarding vouchers and the lack of affordable housing options.

No vote was taken on this item.

C. Appointment of Regional Representatives to SCAG Policy Committee

Ms. Felci presented the staff report and reported the current representative on the SCAG Community, Economic, and Human Development Committee, Indio Councilmember Waymond Fermon, has expressed interest to continue serving.

Chair Peña opened the floor for any other volunteers. No other volunteers or nominations were received.

**IT WAS MOVED BY MAYOR DEHARTE AND SECONDED BY TRIBAL CHAIR MIRELEZ
APPOINT COUNCILMEMBER FERMON TO SCAG’S COMMUNITY, ECONOMIC, AND HUMAN
DEVELOPMENT COMMITTEE**

THE MOTION TO CARRIED WITH 11 AYES AND 3 MEMBERS ABSENT

TRIBAL COUNCILMEMBER PRECKWINKLE	ABSENT
VICE MAYOR RODRIGUEZ	ABSENT
MAYOR PRO TEM GREGORY	AYE
MAYOR PRO TEM DELGADO	ABSENT
DIRECTOR ROGERS	AYE
COUNCILMEMBER PYE	AYE
COUNCILMEMBER TAYLOR	AYE
COUNCILMEMBER FERMON	AYE
COUNCILMEMBER TEM PEÑA	AYE
COUNCILMEMBER PRADETTO	AYE
MAYOR DEHARTE	AYE
MAYOR PRO TEM MALLOTTO	AYE
ADVISOR CUEN-MCDUFFIE	AYE
TRIBAL CHAIR MIRELEZ	AYE

8. INFORMATION

A. Attendance Record

B. Updates from Ex Officio Members

Shelter from the Storm Executive Director Angelina Coe presented an update regarding budget cuts, funding and some renovations taking place at the shelter. Ms. Coe also announced CV Giving Day is on March 1 for anyone interested in donating to Shelter From the Storm.

C. Annual Contributions to the CV Housing First Program

D. Unaudited Financial Statements for CV Housing First Program through December 31, 2024

E. Alan Seman Bus Pass Program 2024 Annual Report

9. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

10. ANNOUNCEMENTS

Councilmember Fermon announced Coachella Valley Rescue Mission is holding their annual “No Show Gala” from February 1 -28 and can be accessed at www.cvrvm.org/gala. Mr. Fermon also requested that the Committee discuss pan handling laws at a future meeting.

The next meeting of the **Homelessness Committee** will be held on Wednesday, April 16, 2025 at 10:00 a.m. at the CVAG conference room, 73-710 Fred Waring Drive, Suite 104, Palm Desert, 92260.

The next meeting of the **Executive Committee** will be held on Monday, February 24, 2025 at 4:30 p.m. at the CVAG conference room, 73-710 Fred Waring Drive, Suite 104, Palm Desert, 92260.

11. ADJOURNMENT

There being no further business, Chair Peña adjourned the meeting at 11 a.m.

Respectfully submitted,

Elysia Regalado
CVAG Management Analyst

ITEM 6B

**Coachella Valley Association of Governments
Homelessness Committee
April 16, 2025**



STAFF REPORT

Subject: CV Housing First’s Quarterly Report for First Quarter of 2025

Contact: Candice Graff, Management Analyst II (cgraff@cvag.org)

Recommendation: Receive and file the quarterly report for the CV Housing First program, representing clients served in the first quarter of 2025

Background: CVAG is in its fifth year of operating the CV Housing First program with staff. The program is focused on the CV 200, a by-name list of chronically homeless individuals residing in desert cities that have frequent contacts with law enforcement and who are likely to be shelter resistant or who have already fallen out of housing. The list was developed in partnership with CVAG’s member jurisdictions and local law enforcement. It is also maintained in partnership with those agencies.

CVAG staff has committed to adjusting CV Housing First programming based on the data and based on available funding. Updates on the program’s metrics are provided quarterly. The CV Housing First team uses two primary methods to get clients to housing solutions: rapid resolution and crisis stabilization units, which are residential units, apartments and hotel rooms that CVAG rents to case manage CV Housing First clients.

CV Housing First Clients – By the Numbers January 1 through March 31, 2025

CV 200 as of 03/31/2025	Q1	Q2	Q3	Q4	TOTAL
Clients housed in Crisis Stabilization Units (CSH)	38	0	0	0	38
Clients being helped through Rapid Resolution (RR)	0	0	0	0	0
Clients returned to the street (failures)	19	0	0	0	19
Clients moved into permanent housing from CSH (successes)	8	0	0	0	8
Clients moved into permanent housing through RR (successes)	0	0	0	0	0
Clients moved into permanent housing through Outreach (successes)*	5	0	0	0	5

TOTAL HOUSED FROM LIST OF 200	13	0	0	0	13
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NON CV 200 Clients	Q1	Q2	Q3	Q4	TOTAL
Households Housed in CSH Units	4	0	0	0	4
Households being helped through RR	0	0	0	0	0

Households returned to the street (failures)	3	0	0	0	3
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Households moved into permanent housing from CSH (successes)	1	0	0	0	1
Households moved into permanent housing from RR (successes) *	0	0	0	0	0
TOTAL HOUSEHOLDS HOUSED	1	0	0	0	1
TOTAL INDIVIDUALS HOUSED	1	0	0	0	1

The data is divided by CV 200 clients – the by-name list of chronically homeless individuals that CVAG maintains in partnership with law enforcement and code enforcement – and non-CV 200 clients. There were four non-CV 200 clients served this quarter and CVAG permanently housed one of them. CVAG staff has set a goal of permanently housing 65 individuals from the CV 200 list this calendar year. This includes working with the clients in CVAG’s crisis stabilization units and working with CV 200 clients through outreach efforts. The use of outreach efforts – when CVAG staff works with clients while they remain on the streets – has been particularly beneficial for CV 200 members who had previously stayed in CVAG’s crisis stabilization units but either timed out or were exited from the program for not following the rules.

When it comes to permanent housing solutions, CVAG staff would also note that the limited vouchers continue to be a challenge. Housing vouchers, also known as Section 8 vouchers, are federally funded and work as a subsidy to pay an individual’s rent. Vouchers for this region are routed through Riverside County’s HomeConnect, the county’s coordinated response program, and CVAG works with the County to connect voucher-approved clients with housing. But they are increasingly limited in availability. Almost 50% of CV 200 clients exited to permanent housing in the first quarter of 2025 had no on-going subsidy to help offset rental costs.

CVAG staff also tracks how long individuals are staying in the program before being housed or returning to the street. The goal is to exit clients within 90 days to permanent housing solutions. Over the years, it is not uncommon for the length of stay to exceed 100 days. For the first quarter, the CV 200 clients who successfully exited the program into permanent housing stayed in a crisis stabilization unit on average for **73 days**. Those CV 200 clients who exited the program unsuccessfully stayed on average **54 days**. Three of the CV 200 clients who exited the program unsuccessfully, went into an emergency shelter instead of returning to the streets.

The total number of clients housed or returning to the streets is equal to or less than the total helped each quarter, as the grand total includes clients who may remain in their units at the end of the quarter. CVAG continues to refine its data metrics in order to be transparent about how many and how quickly individuals are housed. CVAG staff is also tracking the number of clients that were housed by year and how many clients remain in housing. Some clients are unaccounted for since we are unable to communicate with them to determine if they still remain in housing or not and others have passed away.

Year	2023	2024
Total Clients Housed	58	50
Clients Still Housed	43	44
Clients No Longer Housed	11	4

Fiscal Analysis: The CV Housing First program, including the staffing and CV 200 program, is incorporated into the CV Housing First budget, which has been funded by contributions from cities and Riverside County grants.

ITEM 7A

**Coachella Valley Association of Governments
Homelessness Committee
April 16, 2025**



STAFF REPORT

Subject: One Year Update from the Palm Springs Navigation Center

Contact: Erica Felci, Chief Operating Officer (efelci@cvag.org)

Recommendation: Information

Background: In March 2024, the first phase of the Palm Springs Navigation Center opened in the City of Palm Springs. CVAG's Homelessness Committee has been receiving updates on the project, including a June 2024 tour of the facility's final construction phases. Jay Virata, Palm Springs' Director, Housing & Community Development, will attend the April meeting of the Homelessness Committee to provide a one-year recap of the services and discuss the impact for the community.

The campus was designed as a location where shelter, food and a full suite of support services can be co-located to expand the region's network of services for homeless individuals and reduce secondary impacts that can negatively impact quality of life. The first phase was an early entry facility and the transitional housing units opened in October 2024.

The navigation center is located on 3.64 acres along McCarthy Road in the City of Palm Springs. The site has three existing buildings totaling 46,760 square feet. The campus consists of a shelter facility, 80 modular housing units and full wrap-around services that will include behavioral health care, workforce training, linkage to state and county services, and other resources to get unhoused individuals linked to permanent housing.

The center's focus will be to provide services to help individuals transition into permanent housing. In the future, in addition to providing services directly to homeless individuals, the City and the County have identified the potential to provide services such as childcare; assisting individuals with securing health, disability, Social Security, and other benefits; computer skills, access to internet, employment support and assessments; basic first aid; computer labs; and referrals to other resources.

CVAG staff is also working with City officials and local law enforcement to identify overlaps with the CV Housing First program's CV 200 list. This creates an opportunity for CVAG to utilize the Navigation Center as intermediate, months-long housing until a permanent housing solution is finalized for its clients.

Fiscal Analysis: There is no cost to CVAG for this update.

City and county officials have noted that the project's estimated costs have gone up as overall costs of construction have risen. More than \$40 million was secured for the creation and operation of the campus. In addition to funding design, renovations and construction, the City and County have secured funding for operational dollars for Martha's Village & Kitchen, which has been selected by the city as the center's operator.

ITEM 7B

**Coachella Valley Association of Governments
Homelessness Committee
April 16, 2025**



STAFF REPORT

Subject: Annual contributions to the CV Housing First Program

Contact: Erica Felci, Chief Operating Officer (efelci@cvag.org)

Recommendation: Information

Background: At its November 2024 meeting, the Homelessness Committee reviewed the level of contributions that CVAG’s member jurisdictions make to the CV Housing First program. Based on the Homelessness Committee’s recommendation, the CVAG Executive Committee on December 2, 2025 authorized the Executive Director to execute memorandums of understanding (MOUs) with member jurisdictions to increase the CV Housing First contribution to \$125,000 in Fiscal Year 2025-26 and provide for annual inflation adjustments that are reviewed by the Homelessness Committee. The Executive Committee also asked for further review of this issue by CVAG’s Finance Committee.

The current rate of contributions date back to 2009. CVAG used these contributions to fund its regional homelessness programs – first Roy’s Desert Resource Center, and then later programs that evolved into CV Housing First. This process has historically involved CVAG staff sending a request to each city and Tribal Nation. The County of Riverside, which has been instrumental in helping CVAG secure additional funds through grants, has an agreement for general fund contributions through Fiscal Year 2025-2026 that provides \$359,711 annually. Sometimes the participating jurisdictions approve the request as part of the annual budget; other times, it is done through a separate action or a memorandum of understanding. Some have done this based on calendar year, and others on fiscal year – adding to additional record keeping at CVAG.

The annual contribution requests to cities have remained consistent around \$100,000 for more than 15 years and have not increased with the rates of inflation. Until Fiscal Year 2023-24, CV Housing First operations were fully funded by these contributions, including a now-ended contribution from the Desert Healthcare District/ Foundation, as well as occasional grants. This allowed CVAG to develop a fund balance and start planning for future needs. But the program now is operating at a deficit, as rents of the crisis stabilization units continue to increase and other costs go up.

CVAG’s Finance Committee met on February 24, and staff sought additional direction to address the questions raised by the Executive Committee at its December meeting related to equity. The Finance Committee is appointed by the Executive Committee and they each serve three-year terms. It is comprised of three Executive Committee members (currently Agua Caliente Band of Cahuilla Indians Tribal Chair Reid Milanovich; Rancho Mirage Mayor Ted Weill and Coachella Mayor Steven Hernandez) and three City/ County/ Tribal Nation managers (La Quinta City Manager Jon McMillen; Blythe Interim City Manager Mallory Crecelius; and, at the time, Desert Hot Springs City Manager Frank Luckino).

The main consideration when the Finance Committee met in February was whether an across-the-board rate should continue, or whether a rate should fluctuate across the cities based on various factors such as population size, figures in the Point in Time Count, historic contributions to affordable housing or economic capacity. The Finance Committee's direction was to leave a singular rate across the board. This acknowledges the interconnectedness of communities in the Coachella Valley and reinforces the idea that reducing homelessness in one area may reduce strain on others.

Based on this direction, CVAG staff has finalized a draft memorandum of understanding that will be circulated to member jurisdictions. Long-term funding agreements will ensure financial stability for the program and avoid the uncertainty – and significant staff time – that comes with the traditional process of asking cities for funds each year. CVAG staff has consulted with Legal Counsel, who notes that there is no legal impediment to cities entering into a multi-year commitment. Additionally, the California Constitution debt limit only prohibits a multi-year contract where the funds to pay the full contract are not on hand, and that the amount of this proposed MOU does not appear large enough to create that concern.

CVAG staff is providing this MOU for input and any additional comments. The Executive Committee has previously authorized the Executive Director to execute such agreements and they will be circulated to member jurisdictions for consideration upon final feedback from the Homelessness Committee.

Fiscal Analysis: Based on the Executive Committee's action, CVAG will be increasing the annual contribution request to cities to \$125,000 starting in Fiscal Year 2025-26. This would be the first time in more than 15 years that CVAG has increased the requested amount, which at one point was set at \$103,000 when Roy's Resource Center was open. It would generate an additional \$200,000 if approved by all cities currently participating in the program.

The CV Housing First program, including the staffing and program operations, is funded by contributions from member jurisdictions and grants. Riverside County's contribution through June 2026 is for \$359,711 annually. CVAG's Fiscal Year 2024-25 Budget anticipates a \$1,733,687 operating budget, with a \$388,941 deficit being covered by the program's fund balance. CVAG continues to seek grant opportunities, such as the Homeless Housing, Assistance and Prevention (HHAP) funding that is detailed in a separate staff report. CVAG projects there will be a \$2.163 million fund balance after this fiscal year's deficit-driven reduction. If this pattern continues and no additional funding is secured, the deficit will likely be depleted within three to five years. Staff would note that it is prudent to retain a fund balance of at least a year's worth of program expenses. That way, CVAG could still address longer term commitments, such as rental agreements, if there ever came a time where the program was wound down.

This additional funding is necessary to maintain current levels of service, including a dedicated program staff of six full time employees and a conservative approach to the number of crisis stabilization units being rented. Much of the CV Housing First budget is tied directly to personnel costs because CV Housing First is a labor-intensive program. The team is directly managing each client, first during outreach and then while they are in a crisis stabilization unit. As previously noted by members of the Homelessness Committee, it takes a significant amount of staff time per client for that client to be successfully housed. The program invests that time knowing that there is a time, and cost savings, when there are fewer chronically homeless individuals for code enforcement or law enforcement to address.

CVAG is also incorporating an annual inflation adjustment into the future MOUs. The inflation factor shall be reviewed annually by the Homelessness Committee. It shall be the same one utilized to budget other

CVAG programs, which is based on the Riverside-San Bernardino-Ontario Area Consumer Price Index (CPI).

Attachment: Draft MOU for multi-year contributions

MEMORANDUM OF UNDERSTANDING BETWEEN

THE CITY/ COUNTY / TRIBAL NATION OF XXXXX

AND

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

FOR FUNDING CV HOUSING FIRST AND ADDRESSING HOMELESSNESS

This Memorandum of Understanding (the "Memorandum") is made by and between the CITY/ COUNTY / TRIBAL NATION OF XXXXX ("City/ County/ Tribe") and the COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS ("CVAG"), with respect to the following:

WHEREAS, the City/ County/ Tribe is interested in funding the provision of food, emergency shelter, and outreach to those in need and, in that regard would like to support the CVAG homelessness program; and

WHEREAS, the City/ County/ Tribe is supporting CVAG's CV Housing First program as a regional solution for homeless individuals; and

WHEREAS, CVAG agrees to use the City/ County/ Tribe funding for the CV Housing First program to provide case management and outreach services to chronically homeless individuals in the Coachella Valley for the coming years;

NOW, THEREFORE, the City/ County/ Tribe and CVAG agree to the following:

1.0 TERM OF MEMORANDUM.

The term of this Memorandum shall expire on June 30, 2028, unless earlier terminated by either party by giving written notice of termination at least sixty (60) days prior to July 1st of any fiscal year.

2.0 OBLIGATIONS OF THE PARTIES.

2.1 CVAG shall provide the services set forth in Exhibit A attached hereto and incorporated herein by this reference ("Scope of Services"). CVAG shall deliver quarterly reports to the City/ County/ Tribe detailing the CV Housing First program metrics as set forth in Exhibit B attached hereto and incorporated by this reference ("Quarterly Reports"). CVAG shall comply with any and all federal, state, and local laws and regulations applicable to CVAG, the Scope of Services, and the use of the City/ County/ Tribe Funds (as defined in Section 2.2 below) and the use of any other public moneys (collectively, the "Compliance Requirements").

2.2 The City/ County/ Tribe will provide financial support each fiscal year for the duration of the agreement. ("City/ County/ Tribal Funds"). In Fiscal Year 2025-26, the payment shall be One Hundred Twenty-Five Thousand Dollars (\$125,000) to CVAG. Subsequent annual payments shall incorporate an annual inflation adjustment that mirrors the one used by CVAG for its Transportation Uniform Mitigation Fee and be based on the Riverside-San Bernardino-Ontario Consumer Price Index (CPI). Such CPI will be reviewed annually by the Homelessness Committee, which will determine whether or not to apply the inflation factor.

2.3 The City/ County/ Tribal Funds shall be paid provided CVAG complies with its obligations under this Memorandum and provided that the Memorandum is not earlier terminated as provided for herein. The City/ County/Tribe shall disburse the funds no later than 90 days after the beginning of each fiscal year. All funds shall be used by CVAG for the Scope of Services and for no other purpose. If CVAG fails to provide CV Housing First services for a fiscal year, the City/ County/ Tribe may withhold an installment disbursement of the Funds that have not yet been disbursed. If CVAG fails to comply with any Compliance Requirements, the City/ County/ Tribe may (i) withhold an installment disbursement that has not yet been disbursed, (ii) order a return to the City/ County/ Tribe of any portion or all City/ County/ Tribe Funds that were not used in compliance with this Memorandum or any other Compliance Requirements, and/or (iii) seek any other rights or remedies available at law or in equity.

3.0 INDEMNITY AND RELEASE.

CVAG hereby agrees to indemnify, defend, and hold harmless the City/ County/ Tribe and its officers, employees, agents and independent contractors (collectively, "Indemnitees") from and against any and all of claims, causes of action, obligations, losses, liabilities, judgments, or damages, including reasonable attorneys' fees and costs of litigation (collectively "Claims") arising out of and/or in any way relating to CVAG's activities in the performance of this Memorandum, or to CVAG's acts and/or omissions in providing or administering the same, excepting only those claims, actions, obligations, losses, liabilities, judgments, or damages arising out of the sole negligence, active negligence or willful misconduct of the City/ County/ Tribe.

4.0 CVAG INSURANCE OBLIGATIONS.

Without limiting the indemnification provisions provided herein, CVAG, at its sole expense, shall obtain and keep in force during the term of this Memorandum and any extensions thereof, a policy or policies of general liability insurance covering all injuries to persons and damage to property occurring in, upon or about the CVAG facility(ies) resulting from any actions or omissions of CVAG or any use of the CVAG facility(ies), or the CVAG's invitees in

accordance with the terms of this Memorandum. At the City/ County/ Tribe's request, these CVAG shall submit certificates of insurance and any applicable endorsements evidencing that the foregoing policy or policies are in effect.

5.0 ADDITIONAL PROVISIONS.

5.1 In all cases, the language in all parts of this Memorandum shall be construed according to its fair meaning and not strictly for or against either party, if being agreed that the parties or their agents have all participated in the preparation of this Memorandum.

5.2 This Memorandum contains the entire agreement of the Parties and supersedes any prior oral or written statements or agreements between the Parties regarding the operation of CVAG's CV Housing First Program.

5.3 No termination of this Memorandum shall release either party from any liability or obligation hereunder resulting from any acts, omissions or events happening prior to the termination of this Memorandum.

5.4 In the event either party brings any suit or other proceeding with respect to the subject matter or enforcement of this Memorandum, the prevailing party (as determined by California law) shall, in addition to such other relief as may be awarded, be entitled to recover reasonable attorneys' fees, expenses and costs of suit or investigation as actually incurred (including, without limitation, reasonable attorneys' fees, expenses, and costs incurred in establishing the right to indemnification).

[signatures on next page]

IN WITNESS WHEREOF, Coachella Valley Association of Governments and the CITY/
COUNTY/ TRIBAL NATION have executed this Memorandum as evidenced by the signatures
contained below:

**CITY/ COUNTY/ TRIBAL NATION
OF XXXXXX**

**COACHELLA VALLEY
ASSOCIATION OF GOVERNMENTS**

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: Tom Kirk
Title: Executive Director
Date: _____

ATTEST

ATTEST

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: Allen McMillen
Title: CVAG Contracts Analyst
Date: _____

EXHIBIT A

Scope of Services

Provide services to unhoused individuals and families in the Coachella Valley, and more specifically in the CITY/COUNTY/TRIBAL NATION who are literally homeless by providing outreach, connections to housing solutions (including crisis stabilization housing and/or permanent solutions), rapid resolution assistance for one-time emergency needs such as move-in costs, or other supportive services and resources such as food distribution, legal services or clinics, and linkages to housing services.

DRAFT

EXHIBIT B

CV Housing First Metrics and Reporting Requirements

CVAG will also provide a quarterly report, modeled after the one attached, that provides an overview of services provided across the Coachella Valley. In addition, if requested by the City/ County/ Tribe, CVAG shall provide information on the following program components on a six-month basis:

- Number of unduplicated CV 200 clients from the City/ County/ Tribe who moved into crisis stabilization housing
- Number of permanent housing resolutions for CV 200 clients from the City/ County/ Tribe
- Number of contacts made with CV 200 clients in the City/ County/ Tribe
- Number of total outreach scheduled outings in the City/ County/ Tribe

ITEM 7C

**Coachella Valley Association of Governments
Homelessness Committee
April 16, 2025**



STAFF REPORT

Subject: Landlord Incentive Program for Increasing Available Units

Contact: Erica Felci, Chief Operating Officer (efelci@cvag.org) and Candice Graff, Management Analyst (cgraff@cvag.org)

Recommendation: Information

Background: In June 2023, at the recommendation of the Homelessness Committee, the Executive Director be authorized to implement a landlord incentive program as a way to help the CV Housing First team encourage landlords to permanently house chronically homeless clients known as the CV 200. Staff has had no success with the incentives until recently, and will be providing an update to the Homelessness Committee at the April 2025 meeting.

For vouchers with federal funding, requirements prohibit an agency from funding the rental gap between the voucher amount and the rent costs. However, landlord incentive programs – essentially one-time payments to encourage a landlord to take clients – can be used.

CVAG’s Executive and Homelessness Committees have authorized one-time payments of \$600 per unit for existing landlords and \$1,000 for new landlords’ first unit. The program was largely modeled after a similar one in the City of Riverside, which also paid landlords \$600 per unit that they offer to a voucher-funded client.

It should be noted the County’s Housing Authority also has an incentive program aimed at increasing affordable housing options for Housing Choice Voucher families throughout Riverside County. Housing vouchers are federally funded and work as a subsidy to pay an individual’s rent. Vouchers for this region are routed through Riverside County’s HomeConnect, the county’s coordinated response program, and CVAG works with the County to connect voucher-approved clients with housing. The type of voucher generally available are project-based, which means a client who gets a voucher is assigned to a specific housing unit that is registered with the County. The County’s program aims to promote new landlord relationships and further support to existing landlords by offering an incentive payment to participate in the Housing Choice Voucher, a Section 8 tenant-based program. The incentives include a one-time payment of \$2,500 to landlords who are new to the Housing Choice Voucher Program or have been inactive for the last 12 months, or \$500 per unit to existing landlords who lease a unit to a Housing Choice Voucher participant.

According to the County, landlords who receive CVAG’s incentive cannot receive the County’s incentive. However, despite the limited use of this program so far, CVAG staff would recommend that its own landlord incentive remain an option for potential use. As noted in the CV Housing

First's quarterly report (which is being provided as a separate agenda item), the limited availability of housing vouchers continues to be a challenge. Almost 50% of CV 200 clients who were successfully exited to permanent housing in the first quarter of 2025 had no on-going subsidy to help offset their rental costs. Those are landlords who would not qualify for the County's program, but would qualify for CVAG's incentive.

Fiscal Analysis: There is no additional cost to CVAG for this update.

CVAG's landlord incentive program offers one-time payments of \$600 per unit for existing landlords and one-time payments of \$1,000 for new landlords' first units. Landlords would only be paid for leases that are for at least one-year terms. The payments would be based on a unit, which would mean only one payment should a landlord house two clients under a single lease.

The CV Housing First program's first successful use of the incentive was in March 2025.

ITEM 8A

**COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS
HOMELESSNESS COMMITTEE
ATTENDANCE RECORD
FY2024-2025**

Voting Members	JUL	AUG	*SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	ATTENDED
Agua Caliente Band of Cahuilla Indians			○		○			○					0 out of 3
City of Blythe			●		●			○					2 out of 3
City of Cathedral City			●		●			●					3 out of 3
City of Coachella			●		●			○					2 out of 3
Desert Healthcare District			○		●			●					2 out of 3
City of Desert Hot Springs			●		●			●					3 out of 3
City of Indian Wells			○		○			●					1 out of 3
City of Indio			●		○			●					2 out of 3
City of La Quinta			●		○			●					2 out of 3
City of Palm Desert			●		●			●					3 out of 3
City of Palm Springs			●		●			●					3 out of 3
City of Rancho Mirage			●		●			●					3 out of 3
County of Riverside			●		●			●					3 out of 3
Torres Martinez Desert Cahuilla Indians			●		●			●					3 out of 3
Total Attendance Per Meeting			11		10			11					

Ex Officio / Non-Voting Members	JUL	AUG	*SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	ATTENDED
Coachella Valley Housing Coalition			○		○			○					0 out of 3
Coachella Valley Rescue Mission			○		○			○					0 out of 3
HomeAid Inland Empire			○		○			○					0 out of 3
Martha's Village and Kitchen			○		○			○					0 out of 3
The Salvation Army (vacant)			○		○			○					0 out of 3
Shelter From the Storm			●		○			●					2 out of 3
Total Attendance Per Meeting			1		0			1					

* This was a joint meeting with the Public Safety Committee

No Meeting
Vacant **
Present ●
Absent ○