


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-06162-0003

Date: April 8, 2024

To: Paul Krekorian, Council President
City CouncilNithya Raman, Chair
Housing and Homelessness CommitteeFrom: Matthew W. Szabo, City Administrative Officer
Office of the City Administrative Officer

Digitally signed by
Edwin Gipson II
Date: 2024.04.08
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Subject: **HOMELESSNESS EMERGENCY DECLARATION - 2023-24 THIRD
QUARTERLY REPORT (COUNCIL FILE NO. 23-0652)****SUMMARY**

On December 12, 2022, the Mayor declared a local emergency on homelessness with a sunset of six months subject to renewal by the City Council. On July 7, 2023, the Mayor reissued the local emergency declaration pursuant to the Los Angeles Administrative Code Section 8.33 Local Housing and/or Homelessness Emergency. The City Administrative Officer, the Los Angeles Housing Department, the Department of City Planning, and other relevant departments are to report to the City Council on the status and the progress of the emergency declaration. The City Council will then review the reports and determine if the emergency continues to exist. This report provides highlights on the metrics as reported by various agencies and attached memos from the Department of City Planning and the Los Angeles Housing Department on the status of shelter interventions relative to the Declaration. Lastly, this report provides an overview of the nine key performance indicators established by the Mayor in addressing the emergency, which the status is further discussed in this report for the performance period from January 1, 2024 through March 31, 2024.

RECOMMENDATION

Note and file.

BACKGROUND

The Mayor declared a local emergency on homelessness on December 12, 2022. The City Council continued to renew the declaration at least every 30 days for six months. On July 7, 2023, the Mayor reissued the housing and homelessness declaration under the Los Angeles Administrative Code Section 8.33 Local Housing and/or Homelessness Emergency, which authorizes the expedition of processes and procedures to address the crisis (C.F. 23-0652), to mobilize local resources, coordinate inter-agency response, accelerate procurement of housing units with the assistance of the City Administrative Office (CAO), Los Angeles Homeless

Services Authority (LAHSA), Los Angeles Housing Department (LAHD), and the Department of City Planning (DCP). The Mayor is authorized to declare a Section 8.33 emergency on housing and homelessness if any one of three criteria are present:

1. Housing supply is projected to be at least 40 percent below the annual housing production goals as established in the City's Regional Housing Needs Assessment;
2. There exists more than twice the number of unhoused people in the City of Los Angeles than the number of interim beds; or
3. A citywide increase in unhoused individuals by more than 20 percent in a single year as reported in the annual point in time count (PIT).

Additionally, the LAAC Section 8.33 instructs the CAO, DCP, and LAHD to provide a status report on the homelessness emergency declaration on a quarterly basis. The CAO is responsible for coordinating with the Mayor's Office for monthly reporting on the status of the Homelessness Emergency Account and the Inside Safe Initiative. The CAO's Office has continued to provide monthly reports to the City Council and Mayor on the status of the funds and program with the most recent report providing data as of March 15, 2024

As part of the homelessness emergency declaration, the Mayor also issued Executive Directive No. 1 (ED 1) Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types. The homelessness emergency declaration, along with ED 1, allows housing projects to be reviewed and expedited. Additionally, in the Mayor's Declaration of Local Housing and Homelessness Emergency dated July 7, 2023, the Mayor established nine key performance indicators in addressing the emergency, which is further discussed in this Report for the performance period from January 1, 2024 through March 31, 2024.

DISCUSSION

The Mayor is authorized to declare a Section 8.33 emergency on housing and homelessness if any one of three criteria are present in the City. At present, two of the three criteria are met.

Criteria 1: Housing supply versus annual housing production goals

The required threshold for this criteria is at least 40 percent below the annual production goal. According to the Department of City Planning (DCP), the City is 63 percent below the annual production goal for the current eight-year Regional Housing Need Allocation cycle of 2021-2029.

Criteria 2: Number of unhoused people versus number of interim beds

There exists more than twice the number of unhoused people in the City of Los Angeles than the number of interim beds. The Los Angeles Homeless Services Authority (LAHSA) reports that 18,293 interim beds are open and occupiable and the recently released Point-In-Time count reported that 46,260 unhoused individuals reside within the City.

The Office of the City Administrative Officer (CAO), Bureau of Sanitation (LASAN), Department of City Planning (DCP), Housing Authority of the City of Los Angeles (HACLA), Los Angeles Housing Department (LAHD), and the Los Angeles Homeless Services Authority (LAHSA) have provided information in this report to measure the progress made by the emergency declaration; nine key performance indicators are further discussed below. Additionally, DCP has submitted

a detailed status and progress report relative to its homelessness efforts, which is attached to this report for reference.

In addition, the Mayor’s Office of Housing and Homeless Solutions (MOHHS) has provided a report (Attachment 1) on the Administration’s efforts to address the homelessness emergency, which includes streamlining affordable housing by City departments, coordinating with the County to provide additional support for homelessness services, partnering with State and Federal agencies to provide additional support to the City’s homelessness efforts.

Key Performance Indicators

1. Decrease in the number and size of encampments

Inside Safe Initiative

From January 1, 2024 to March 31, 2024, a total of 11 Inside Safe operations were completed. The 11 operations were conducted in Council Districts 1, 2, 6, 7, 8, 9, 10, 13, and 14. Since the inception of Inside Safe, LAHSA reports a total of 2,571 Angelenos have been brought inside with interim housing and supportive services through 43 Inside Safe operations. Operations have been done Citywide, with at least one completed in each of the 15 council districts.

LASAN Encampment Cleaning Operations

The Bureau of Sanitation (LASAN) was provided funding in the 2023-24 Adopted Budget to continue the Comprehensive Cleaning and Rapid Engagement Program (CARE) Comprehensive Cleaning and Rapid Engagement Plus Program (CARE+). The CARE program ensures the City’s sidewalks and other public areas are safe, clean, sanitary, and accessible for public use. Meanwhile, the CARE+ program is responsible for removing abandoned waste from the public right of way and cleaning encampments. LASAN has reported 918 CARE operations, 1,436 CARE+, and 11 new Inside Safe Initiative Resolution operations from January 1, 2024 through March 31, 2024. The reported data are operations relative to homelessness efforts in the City. The estimated quarterly breakdown of the operations are shown in Table 1 below:

Table 1: LASAN Encampment Cleaning Operations (January 1, 2024 - March 31, 2024)

Program	October 2023 - December 2023	January 2024 - March 2024
CARE+	1,593	1,436
CARE	450	918
Inside Safe Encampment Resolution Initiative	7	11
Total Operations	2,050	2,365

Citywide Vehicle Dwelling Operations

In response to the lifting of the City’s Parking Enforcement Moratorium, the CAO along with City Departments and other relevant partners, worked to create a comprehensive approach to address Vehicle Dwellings, connect people experiencing vehicular homelessness to appropriate resources, and to ensure the health and safety of our public streets. Table 2 provides a revised summary of the total vehicle dwelling operations starting from May 2022 through December 2023 and the total operations from May 2022 through March 2024.

Table 2: Citywide Vehicle Dwelling Operations (May 1, 2022 - March 31, 2024)

Vehicle Dwelling Operations	May 2022 - December 2023	May 2022 - March 2024	Quarter Change
Number of Operations Completed	212	267	55
Number of Vehicle Dwellings Assessed for Intervention	1,198	1,891	693
Number of Tents/Makeshifts/RVs Processed	322	467	145
Number of Citations Issued	374	730	356
Number of Environmental Citation Issues	121	142	21
Number of Vehicles Impounded	231	414	183
Solid Wastes Collected (lbs)	462,850	985,920	523,070
Hazardous Waste Collected (lbs)	15,558	23,582	8,024
Number of People Experiencing Homelessness Housed	128	168	40
Instances of Storage Service Used	24	30	6

2. Regulatory relief from other jurisdictions and within Los Angeles City agencies to create flexibility to address the crisis

Expedited Approvals

Under Executive Directive 1, which aims to streamline the approval of all affordable housing development, the Department of City Planning (DCP) reports (Attachment 2) a total of 227 open cases for 16,216 proposed affordable housing units have been submitted to DCP. From the 227 cases, 100 cases have completed processing for a total of 6,323 units approved from January 2023 through March 2024. The average processing time for cases has approximately decreased from 43 days to 39 days.

Table 3: DCP Affordable Housing Cases (January 1, 2023 - March 31, 2024)

DCP Affordable Housing			
Affordable Housing Units	January 2023 - December 2023	January 2023 - March 2024	Quarter Update
Open Cases	153	227	68
Number of Units (Open Cases)	10,414	16,216	5,802
Completed Cases	72	100	28
Number of Units (Completed Cases)	5,494	6,323	829
Average Number of Completion Days	43	39	-4

The LAHD reports improvements in processing times for Replacement Unit Determinations (RUDs) and affordability covenants for projects related to ED 1 from January 1, 2024 through March 31, 2024. During the reporting period, LAHD notes that 93 RUDs were issued for 112 affordable housing replacement units, with an average processing time of 21 days. Relative to affordability covenants, LAHD reports a total of 84 applications were received, 66 of the received applications were completed from January 1, 2024 through March 31, 2024. The average processing time for affordable covenants is approximately 71 days.

Housing Production

As of March 31, 2024, the DCP reports (Attachment 2) that 2,218 units have been permitted during the reporting period. The DCP reports that with the total Regional Housing Need Allocation progress as of April 3, 2024, averaged approximately 21,102 units per year. This production amounts to 37 percent of the annualized Housing Element goal of 57,080 units. The average production is approximately 63 percent below the annual goal, which is greater than the 40 percent threshold established under the Homelessness Emergency Declaration.

Table 4: DBS Dwelling Units Permitted (January 1, 2023 - March 31, 2024)

DBS Dwelling Units Permitted		
Fiscal Year	Reporting Period	Units
2022-23	Q3: January 1, 2023 - March 31, 2023	4,462
	Q4: April 1, 2023 - June 30, 2023	7,126
2023-24	Q1: July 1, 2023 - September 30, 2023	5,344
	Q2: October 1, 2023 - December 31, 2023	4,224
	Q3: January 1, 2024 - March 31, 2024	2,218
Total		23,374

The LAHD reports that in January 2024, the City Council approved a second phase of the Fast Track Loan program for 11 projects totaling 670 units. Currently, there are an additional 11 pending applications for 732 units. Should future funding be secured for the pending applications, the total projected supportive housing units will be 1,402.

Sole Source Contract

Per the Los Angeles Administrative Code Section 8.33, the Mayor may suspend competitive bidding restrictions for contracts entered into by City departments and offices in response to the emergency. As such, the City has entered into 37 booking agreements and nine occupancy agreements with various motels to provide interim housing for Inside Safe participants. A booking agreement is executed with a hotel that confirms a fixed nightly rate, but hotel rooms may fluctuate given the number of participants at a location and room availability at a given time. An occupancy agreement includes a fixed nightly rate as well as a guaranteed number of rooms, regardless if they are filled or not.

3. Relaxation in the restraints that limit the ability of the City’s proprietary departments to create flexibility to address the crisis

In order to support the implementation of ED 1, the Department of Water and Power (LADWP) launched Project Powerhouse to reduce the time and cost to deliver power to affordable housing projects. Project Powerhouse expedites the engineering and construction process, and fully covers the cost of electrical line extension.

From January 2024 to March 2024, LADWP reports that six projects that provide 358 affordable housing units have benefitted from expedited approvals for power connection, and two projects are benefitting from LADWP covering costs of public right-of-way power improvements.

Table 5: DWP Project Power House (March 1, 2023 - March 31, 2024)

DWP Project Power House	March 2023 - December 2023	March 2023 - March 2024	Quarter Change
Projects	45	51	6
Affordable Housing Units	2,441	2,799	358

4. Increased housing placements

On a Citywide basis, LAHSA has provided a quarterly breakdown on the number of unduplicated participants in outreach programs and placements. In order to align the data reporting to the City’s fiscal year, LAHSA’s reporting period was adjusted to report on data from July 2022 through March 2024. This data includes the number of unhoused clients contacted and further data subsets. In the previous quarterly report, the reporting period aligned with the calendar year. The below data has been updated to align to the City’s fiscal year.

Under the number of unhoused clients contacted, the data set includes participants who had an initial contact with an outreach team, and may have or may not have been enrolled in a care management plan. Participants that are engaged are participants that have agreed to enroll in a

care management plan. Additionally, the data set includes categories on the number of participants that transitioned from an outreach program to permanent housing, emergency shelter, temporary housing, and transitional housing. A revised summary of the Citywide outreach data from July 1, 2022 through December 31, 2023 is shown in Table 6 on a quarterly basis along with the new data from January 1, 2024 to March 31, 2024.

Table 6: Citywide Outreach and Engagement (July 1, 2022 - March 31, 2024)

Categories	FY 2022-23 Total	July - Sep 2023	Oct - Dec 2023	Jan - March 2024	FY 2023-24 YTD Total
Number of Persons Contacted	39,470	10,863	9,775	9,890	30,528
Number of Persons Engaged	22,294	6,137	5,369	5,892	17,398
Number of Exits to Permanent Housing	467	166	201	183	550
Number of Exits to Emergency Shelters	4,117	1,563	1,604	906	4,073
Number of Exits Temporary Destinations	344	146	112	125	383

Emergency Housing Vouchers

HACLA reports that since December 2022, the agency has executed 8,137 new leases across all Section 8 voucher programs housing a total of 13,038 individuals. For the period of January 1, 2024 through March 31, 2024, the agency has utilized 1,537 vouchers. In January 2024, HACLA completed full utilization of the 3,365 Emergency Housing Vouchers.

Table 7: HACLA Vouchers (January 1, 2023 - March 31, 2024)

Period	January 2023 - December 2023	January 2024 - March 2024
Number of Vouchers	6,203	1,537

5. Increased starts on new affordable housing options

The DCP and LAHD collaborated on the City of Los Angeles 2023 Annual Housing Element Progress Report, which was submitted to the California Department of Housing and Community Development in April. The reporting period is from January 1, 2023 through December 31, 2023. As reported to the State, 2,880 affordable units were permitted, including 888 units for very low income households, 1,796 for low income households, and 196 for moderate income households. The next report will be submitted for January 1, 2024 through December 31, 2024, and has been submitted to the State in April 2025.

The LAHD reports that it secured funding to support affordable and supportive housing development projects throughout the City. This includes over \$76 million in awards received from

the State for Project Homekey 3.0, to acquire three interim housing sites totaling 215 beds and to finance two permanent supportive housing developments with HACLA totaling 61 units. The LAHD submitted Public Agency Commitment Letters to the Affordable Housing and Sustainable Communities Program to support seven development projects in applying for a total of over \$276 million for affordable housing and infrastructure development. Additionally, LAHD reports that abatement repairs continue to be funded to support preservation efforts for affordable housing units.

6. An increase in temporary and permanent housing units

Interim Housing

LAHSA reports that the interim housing bed inventory has increased to 18,293 from 17,772 that was previously reported in December 2023. Table 7 below further clarifies the interim housing bed count.

Table 8: Housing Inventory Count Increase Breakdown

Category	Beds as of December 2023	Beds as of March 2024	Quarter Change
2023 HIC Adult and Youth	13,333	13,333	0
2023 HIC Families (Units)	853	853	0
New Programs since HIC	1,865	1,752	-113
Safe Parking (Spaces)	434	434	0
Inside Safe Program Active Motel Voucher clients	949	1,247	298
Winter Shelter Program	338	674	336
TOTAL City of LA Capacity	17,772	18,293	521

On March 22, 2024, the City Council approved the Office of the Mayor’s report (C.F. 24-0314) for the City to enter into an agreement with the State to accept up to \$33.2 million of Emergency Stabilization Beds funding. The grant will support the creation of up to 500 beds for people experiencing homelessness in the City. The Office of the Mayor reports that the final grant award amount, number of beds will be finalized after further feasibility studies. The approval of projects and funding will be provided to the Council and Mayor for consideration through future funding reports

Permanent Supportive Housing

The LAHD reports that 198 supportive housing projects with 13,859 units are in the pipeline. Of these, LAHD is currently funding the development of 144 supportive housing projects amounting to 5,332 units. Since December 12, 2022, 46 supportive housing projects with 2,420 units were completed and ready to occupy by people experiencing homelessness.

7. Increased outside aid through access to mental health and substance use beds

The Mayor’s Office reports that the Collaborative for Substance Use Care ("The Collaborative"), a pilot program using opioid/tobacco settlement funding, has been launched and five contracts with treatment centers have been executed. The Collaborative will screen both Inside Safe encampment residents and City interim housing participants for substance use disorder, assess their readiness for care options (e.g., safe use, outpatient, and inpatient care), and offer those interested the option of inpatient care (e.g., withdrawal management, residential treatment, and/or recovery bridge housing) through the pilot.

8. A decrease in the number of persons being evicted from existing housing units

The Los Angeles Housing Department (LAHD) reports that the department continues to track eviction notices, support tenants through the United to House LA Emergency Short-Term Rental Assistance Program, and provide Measure ULA funds for the representation of renters during eviction proceedings through a partnership with Stay Housed LA. LAHD reports that they received a total of 31,362 applications for emergency rental assistance from landlords and tenants as part of the Measure ULA Emergency Rental Assistance Efforts. The total of back rent claimed by applications equals \$472.2 million and payments totaling \$17.9 million have been issued. The households applying for rental assistance include:

- 11,720 households with children
- 2,898 senior households
- 5,866 disabled households

The LAHD also received 18,139 eviction warning notices from January 1, 2024 through March 31, 2024, with the top two causes cited as non-payment of rent (16,862) and violation of the rental agreement or lease (438). The eviction warning notices filed claim a total of \$85.7 million in unpaid rent.

Table 9: Status of Eviction Warning Notices

Eviction Warning Notices	October 2023 - December 2023	January 2024 - March 2024
Number of Eviction Warning Notices	17,885	18,139
Number of Notices due to Non-Payment of Rent	16,514	16,862
Number of Notices due to Violation of Rental Agreement or Lease	436	438

Lastly, during January and February 2024, LAHD reports that the Eviction Defense Program provided full scope legal representation to 165 households facing eviction, while an additional 803 households received limited scope services. Legal service attorneys negotiated \$428,324

in rental arrears settlement with landlords during October and November 2023. In addition to rental arrears, a total of \$143,563 in prospective rent payments were made through SB 2 funds.

9. A decrease in the number of persons falling into homelessness

Performance data relative to the decrease in the number of persons falling into homelessness will be provided based on the results of the Annual Point-In-Time Count.


cc: The City Council
 The Honorable Karen Bass, Mayor
 Lourdes Castro Ramírez, Chief of Housing and Homelessness, Mayor's Office

Attachments:

1. Appendix from Mayor's Office of Housing & Homelessness Solutions
2. Department of City Planning - Quarterly Housing Production Report and Addressing the Local Housing and Homelessness Emergency

MWS:ECG:KML:MMP:MZ:16240106

MEMORANDUM

TO: Paul Krekorian, Council President, City Council
Nithya Raman, Chair Housing and Homelessness Committee
Bob Blumenfield, Chair Budget, Finance and Innovation Committee 

FROM: Lourdes Castro Ramirez, Chief of Housing and Homelessness Solutions

RE: Homelessness Emergency Declaration (HED) Quarterly Report, Mayor's Office of Housing and Homelessness Solutions Supplement

DATE: April 8, 2024

Declaration of Emergency

The City has made significant progress addressing housing insecurity and homelessness since Mayor Bass and the City Council first declared the homelessness emergency in December of 2022. Thousands more Angelenos have accepted housing offers than during the previous year – that increase includes more than 2,500 through Inside Safe operations in every Council District. Affordable housing production has accelerated through emergency actions with over 16,000 units of 100% affordable housing expedited as we lock arms with the City Council and both public and private partnerships. These successes have only been possible because we worked together with urgency and declared a state of emergency to confront this crisis with the momentum it requires. We must sustain our focus, build on our progress, and extend the emergency declaration to continue bringing more people inside and continue addressing the critical shortage of housing.

The homelessness crisis that Los Angeles is experiencing is the result of decades of underinvestment in building housing affordable to Angelenos on fixed incomes, essential workers, and everyday families. As a result, we also need stronger coordination and collaboration between government agencies and housing and service providers to address gaps in access to care and services. Regardless of the current financial constraints and logistical challenges, urgently bringing Angelenos inside from the street, connecting them to the care and services they need, and meaningfully expanding affordable housing options across our City demands our full attention.

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

Our City Administrative Officer, in this quarterly report, provides the benchmarks that allow for this emergency declaration to continue, and the efforts Citywide that are supported by the declaration, but there is an intangible effect that weighs just as importantly on our work.

This declaration of emergency on homelessness, collectively supported by the Mayor and all fifteen members of the City Council, has created a historic system shift across the greater Los Angeles area:

- Our City departments have heeded our call and asked their staff to respond with urgency to support the streamlining of new affordable housing and expand our ability to safely bring unhoused Angelenos inside with dignity.
- Our colleagues at the Board of Supervisors immediately issued their own declaration of emergency that continues today and relationships with County partners at the CEO-Homeless Initiative and various departments continue to grow and bring new avenues to support.
- Our all-of-government approach has seen State and Federal officials rise to stand beside us, issuing funding and support, like the historic presumptive eligibility housing waivers provided to Los Angeles by the US Department of Housing and Urban Development.
- Our State partners have awarded Los Angeles with funding for the creation of 500 new individual interim units as well as all seven of our Project Homekey 3 applications, including two adult interim housing projects with funding leveraged from the Homelessness Emergency Account.
- The above units, plus the Mayfair Hotel acquisition, will all count toward our LA Alliance bed milestones while Inside Safe encampment reductions will count toward the City's reduction milestones.

The Mayor's Office of Housing and Homelessness Solutions is working closely with Council to develop strategies that serve all Angelenos, housed and unhoused, and implement solutions that are cost effective, sustainable, and will continue to save lives with urgency.

Renewing this emergency declaration is an imperative and decisive response to the work we have been tasked with and is necessary to continue to mobilize resources, save lives, and provide for the public health, welfare, and safety of all.

To supplement the CAO's HED Report, below is a summary of key activities in the City's work to address, prevent, and implement long-term homelessness solutions under the emergency declaration:

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

Executive Action

Executive Directive 1

The Mayor's Executive Directive 1 (ED1) accelerated the review of more than 16,216 affordable housing units. Permits that previously took six to nine months to secure now only take an average of 39 days. In total, 227 affordable housing projects have applied for ED1 with the Department of City Planning, and 100 project cases have received entitlements.

The Mayor's Office is working with the Planning and Housing Departments to evaluate the impact of ED1 and draft a permanent ordinance that includes stronger tenant protections and parameters for waivers of development standards.

Executive Directive 2 - Inside Safe

[Inside Safe](#) was launched under Executive Directive 2 (ED2) in December 2022 to house Angelenos living in encampments, connect them to services and housing, and prevent their return to the street. At least one Inside Safe operation has been completed in every Council District. During the first quarter of 2024, ending March 31, 2024, Inside Safe participants increased by 563 to the program to a total of 2,571 people. This increase is primarily due to new Inside Safe participants from nine operations (two of the eleven operations are awaiting data verification), a multitude of repopulation resolution efforts, and reconciliation of previous efforts. Additionally, LAHSA is now including 252 Inside Safe/ERF-funded participants at the Grand who were not included in previous dashboards. Inside Safe's current retention rate is 77%, as noted in the March 29th LAHSA Inside Safe Dashboard included at the end of this appendix. The number of Inside Safe participants who transitioned to permanent housing solutions between January 1 and March 31, 2024 increased by 168 to a total of 440.

The City is also working closely with local neighbors, stakeholders, and businesses to provide information and support around encampments that were addressed by Inside Safe. This includes hosting a series of town hall-style meetings, 15 of which have been held as of March 31, 2024.

Executive Directive 3

Executive Directive 3 (ED3) was issued in February 2023 to maximize the use of city-owned property for temporary and permanent housing. In this directive, departments were tasked with identifying vacant or underutilized land, forming working

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

groups to develop procedures for developing housing on city-owned land, and instructed to streamline, expedite, and prioritize approvals of housing projects on city-owned land similar to ED1. ED3 has:

- Allowed the City to identify sites that may be utilized for up to 500 interim housing beds through a \$33 million State Emergency Stabilization Bed (ESB) grant
- Allowed the City to identify sites that may be utilized for Recreational Vehicle storage or parking
- Moved the long-awaited Go For Broke and First Street North Project to fruition after more than 20 years of predevelopment on city-owned land
- Launched interdepartmental working groups to reimagine how city-owned land can facilitate more cost efficient and accelerated production of affordable housing

On March 27, 2024, we [expanded ED3](#) to include HACLA, LA Community College District, and Metro land, in addition to land owned by the City of Los Angeles. This update ensures that critical redevelopment projects, such as the Jordan Downs Redevelopment Project, will meet their deadlines. The expanded directive also increases the City's capacity to tow, store, and dismantle surrendered RVs.

Executive Directive 7

In November 2023, Mayor Bass signed Executive Directive 7 (ED7) to streamline housing production at all income levels and meet the housing needs of all Angelenos. ED7 will achieve this goal in several ways. The Planning Department is initiating a new ordinance to amend the Site Plan Review regulations in the Zoning Code. This will allow more projects to move directly to Building and Safety for permits and get built more quickly while still ensuring quality design, environmental quality, and affordability. ED7 also makes strides towards facilitating adaptive reuse of vacant or unutilized office buildings into housing and explores ways to facilitate more home ownership citywide. Lastly, ED7 builds on the cross-department collaboration we have seen under ED1, to bring the City's development services departments together to find ways to reduce permitting times for mixed-income projects.

Interim Housing

The Mayor's Office, in collaboration with City Council and the CAO, is developing a comprehensive plan to reduce costs while expanding the city's interim housing portfolio. The use of hotel rooms as an immediate, low barrier interim housing model for Inside Safe participants was never intended to be a permanent interim solution. Based on lessons learned across the first year of Inside Safe and in collaboration with our Council

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

partners, LAHSA, and service providers, the Mayor's Office is currently leading efforts to target cost-effective, sustainable, equitable solutions to efficiently bring people experiencing homelessness inside from the streets while helping fulfill the LA Alliance Settlement milestones.

State Funded Interim Housing Beds

With assistance from the Mayor's Office, the City has secured up to \$33,241,866 from the California Department of Health Care Services (DHCS) Behavioral Health Continuum Infrastructure Program (BHCIP) Emergency Stabilization Bed Grant Funding to support the development of 500 beds of interim housing citywide. The Mayor's Office is working with Council Offices, the CAO, and the City Bureau of Engineering (BOE) is identifying and reviewing sites. BOE will complete initial feasibility reviews by mid-May to determine which sites will best meet the aggressive timelines and funding provided by the grant, and then within 40 days BOE will produce a more extensive Project Management Plan with site layouts, unit types, utility needs, cost estimates, timelines, California Environmental Quality Act (CEQA) pathways and, working with the CAO, a community engagement plan to be developed with the appropriate Council Offices.

RV Solutions

The Mayor's Office is working with partners across City departments to address RV encampments by creating more capacity for the City to tow, store, and dismantle oversized vehicles. This effort is the result of strategies that were developed by last year's RV Solutions Task Force which included Council Offices and City departments including Sanitation and LAPD. The Mayor's Office is currently negotiating leases on Metro land to increase oversized vehicle storage capacity which will create additional lots that can be operated by the Los Angeles Police Department to take more non-operable or relinquished RVs off the street. The lots may require fencing, lighting, security kiosks and hygiene stations to meet code requirements. Mayor Bass recently expanded Executive Directive 3 which included a provision to make it easier to store surrendered vehicles on publicly owned land. The Mayor's Office and City Council previously secured a dismantling contract for RVs that are currently being stored in existing Official Police Garages (OPGs). This contract is available to Council Offices to fund their own dismantling efforts and open additional spaces.

Additionally, the Mayor's Office is developing an RV Village where owners who have a fully operational vehicle and do not want to relinquish it can safely park and receive Inside Safe level services, including case management, meals, and support that will lead to permanent housing solutions. We look forward to sharing more about this project

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

in future reporting.

Increasing Interim to Permanent Housing Placements

Between January 1, 2024 and March 31, 2024, the Housing Authority of the City of Los Angeles (HACLA) leased 1,537 units using Housing Choice and Section 8 Vouchers. More than 75% of those vouchers served unhoused single adults or families. HACLA has made 100% utilization of the City's current stock of 3,365 emergency housing vouchers. This success is the result of efforts from Mayor Bass and the City Council to expand the capacity of the Housing Authority of the City of Los Angeles (HACLA) by increasing staff and reorienting priorities.

The Mayor's Office convened the Los Angeles Homeless Services Authority (LAHSA), the Los Angeles Housing Department (LAHD), LA County CEO-Homeless Initiative (CEO-HI), and HACLA to form a "Strike Force" to ensure that interim housing participants within the City of Los Angeles are able to access City of Los Angeles funded permanent supportive and affordable housing. The Strike Force was deployed in March 2024 with a focus on a group of specific properties just beginning lease-up. They will support and track efforts throughout the process and identify pathways to improve the efficiency and effectiveness of housing connections moving forward.

Data and Accountability

LAHSA is piloting a bed availability tracker with Inside Safe hotels and is providing weekly updates to the Mayor's Office to help better facilitate the use of available rooms and consolidation of resources. LAHSA is working on shifting to a daily update in the coming weeks. This tracker platform is integrated with the Homeless Management Information System (HMIS) and will eventually be implemented at other City interim housing sites, which will allow for daily availability tracking across the system.

LAHSA is also working with the Mayor's Office data team to develop a demobilization dashboard for the LA Grand that can also be used for future large scale demobilizations.

Intergovernmental Updates

United States Conference of Mayors

Efforts to address our homelessness emergency have led to increased visibility and partnerships across the nation. As Chair of the US Conference of Mayors Task Force on Homelessness, Mayor Bass led the January meeting where the Task Force created a

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

national pathway to bringing more people inside by advocating for additional housing vouchers, increased project-based voucher flexibility to build more permanent supportive housing and expanded eligibility to ensure our unhoused veterans are not left behind.

State Partnership to Help Angelenos in Encampments Near Freeways

Mayor Bass and members of the City Council met with Governor Newsom and state leaders to discuss a new partnership between the Los Angeles Department of Sanitation (LASAN) and the California Department of Transportation (Caltrans) District 7 to allow City crews to access Caltrans properties to help keep areas near freeways clean and safe as both the State and the City continue their efforts to bring unhoused people indoors.

Project Homekey Round 3

The City of Los Angeles has been awarded \$105.8 million by the State's Homekey program to support the funding of a combined 364 interim and permanent housing units for people experiencing homelessness or at risk of homelessness. The Mayor's Office is working with the CAO to confirm eligibility and capture these units toward the housing milestones under the LA Alliance settlement.

New Federal Funding Earmarks for Housing and Homelessness

Our Congressional delegation announced in March that Los Angeles would be receiving \$9.34 million in funding for housing and homelessness as part of an appropriation bill signed by President Biden on March 9, 2024. The budget earmarks include \$3,000,000 to enhance the City's Inside Safe Initiative and funding to support five affordable housing projects across the City. This is a testament to our collective commitment to strongly addressing homelessness.

Federal All INSide Initiative

The City's historic MOU with the White House's All INSide Initiative has resulted in the assignment of a USICH Federal Team Lead to the City of Los Angeles. Our team lead engages with our federal partners in the U.S. Department of Housing and Urban Development (HUD), the Social Security Administration (SSA), and the Federal Emergency Management Agency (FEMA) to identify and address key roadblocks to housing placements and services. They have also supported efforts around fixing

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions

issues that hinder US Veterans' ability to access housing and drafted a PEH disaster response plan that is currently under review.

Preventing Homelessness

On April 2, 2024, LAHD provided an update to the United to House LA (ULA) Citizens Oversight Committee on the \$30.4 million ULA Emergency Rental Assistance Program. While Council has undoubtedly been tracking these vital funds as well, we wanted to highlight this work again here by sharing the following statistics about the program:

- Total Applications Received: 31,362
- Back rent claimed: \$472,222,593
- Average back rent: \$15,057
- Average monthly rent: \$1,895
- Tenant applications by AMI:
 - 80%: 352
 - 50%: 1,118
 - 30%: 27,717
- Tenant Applications: 29,278
- Landlord Applications: 5,025

The department reported that as of March 31, 2024, \$29.9 million has been paid or is in progress.

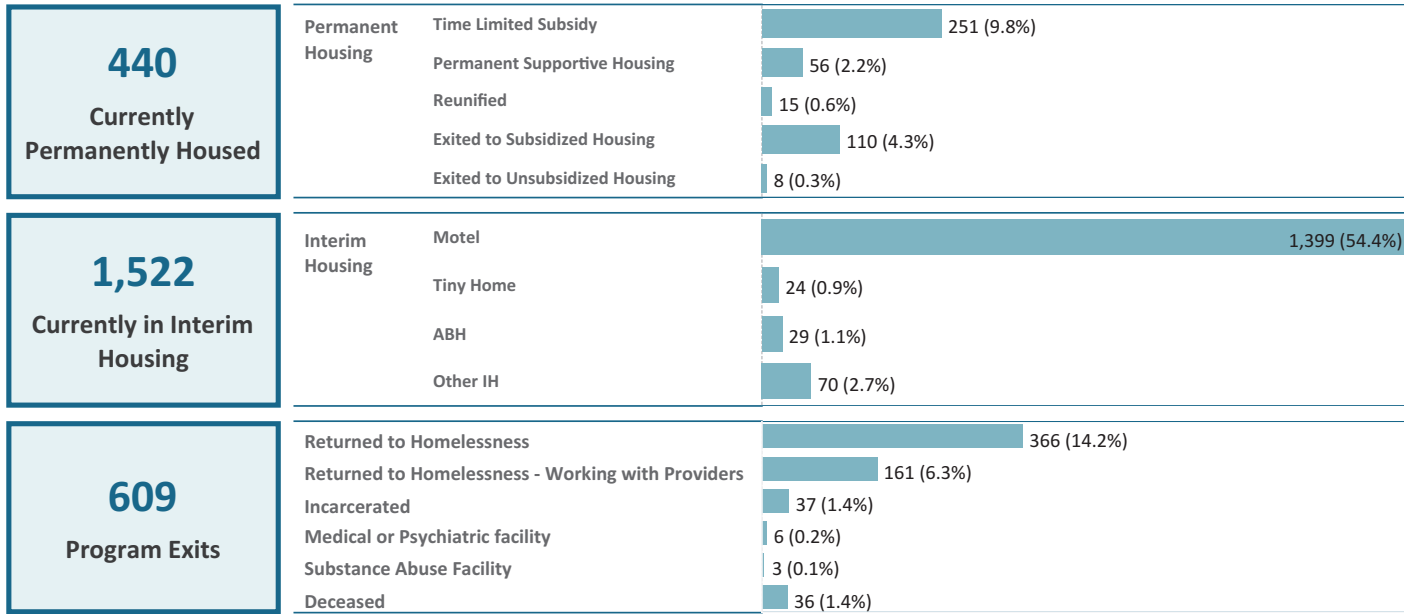
Inside Safe

Los Angeles Homeless Services Authority Report

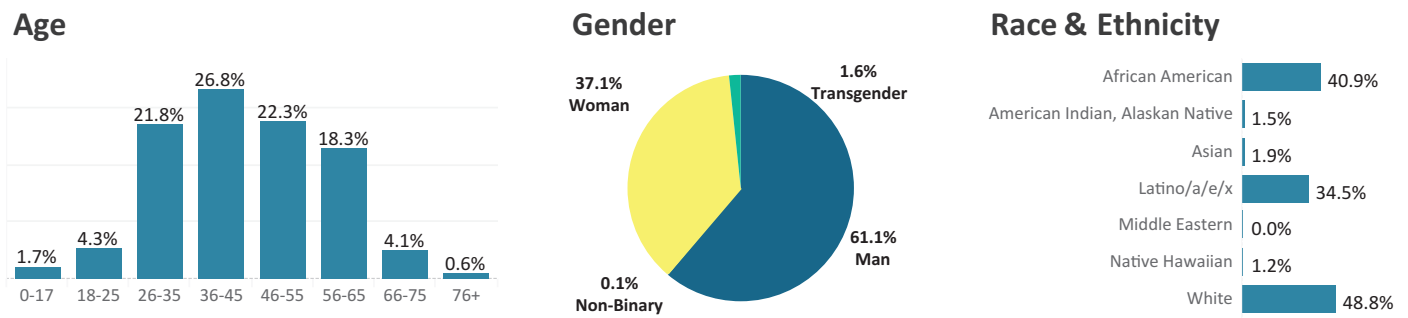
Updated March 29, 2024. Please disregard all previous reports.



Current Status of Clients Who Entered Interim Housing



Demographics



Individuals included in report: Includes clients who were engaged on the day of the encampment resolution and in repopulations efforts. Inside Safe also includes clients who were living in other ad hoc encampments throughout the city since January 2023 and clients that were living in the LA Grand on Feb 1, 2023, when transition from a PRK site. It also include clients in the ERF LA Grand Program. The nonspecific encampment-based clients comprise 620 individuals.

Housing Retention: The percentage is calculated by dividing the sum of people who are Currently Permanently Housed and Currently in Interim Housing by the number of people who entered Interim Housing. This figure excludes clients that have passed away as they did not voluntarily exit the programs.

Returned to Homelessness- Working with Providers: This includes clients who have left interim or permanent housing, but who are currently still engaging with outreach and housing programs.

Returned to Homelessness: Clients who have left the program and are not active in any other homeless services program in HMIS.

Data Quality: The report includes only data that providers have entered into HMIS. Providers have up to 72 hours after an interaction with, or a change in status of, a client to make a record in HMIS. Due to the dynamic nature of the program and its participants, this process may take longer than 72 hours. There may also be additional activities that have yet to be captured in HMIS. LAHSA and service providers strive for complete, accurate, and timely data in HMIS. The Data Management team at LAHSA is actively collaborating with providers to resolve any data discrepancies.

Entered Interim Housing: Includes only clients who entered interim housing. This cohort is the basis for all reporting.

Percentage Permanently Housed: Calculated from all clients who entered interim housing who have not exited from program.

Duplicative Clients: As a note there have been 38 clients who have been involved in more than one resolution. They are deduplicated in the total count.



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 3, 2024

TO: Matthew Szabo
City Administrative Officer
City Administrative Officer

FROM: Vincent P. Bertoni, AICP
Director of Planning
Los Angeles City Planning



RE: **QUARTERLY HOUSING PRODUCTION REPORT AND ADDRESSING THE LOCAL HOUSING AND HOMELESSNESS EMERGENCY**

The purpose of this memorandum is to provide information on the City’s housing production as it relates to the annual production goals as established in the Housing Element. Additionally, it seeks to assess the progress in addressing the Local Housing and Homelessness Emergency pursuant to LA Administrative Code 8.33.

LA Administrative Code (LAAC) 8.33(b)(i) allows the Mayor to declare a Local Housing and Homelessness emergency when the City’s housing production is projected to fall short by at least 40 percent of its annual goals as established in the Housing Element. For the eight-year Housing Element planning period, the City’s total housing production goal, or Regional Housing Needs Assessment (RHNA) Allocation, as established in the City’s 2021-2029 Housing Element, is 456,543 units. On an annualized basis, the housing production goal is 57,080 units per year. To meet the 40 percent criterion, the City must produce a total of 34,248 units per year.

According to the most recent housing progress report, which was submitted to the California Housing and Community Development (HCD) on April 1, 2024, housing production during the first two full years of the current eight-year Housing Element planning period is as follows:

2022 (January 1 - December 31)	2023 (January 1 - December 31)	Annual Average (2022-2023)
23,422 units	18,781 units	21,102 units

Considering total RHNA progress to-date, current annual housing production averages 21,102 units per year. This production amount is 63 percent below the City’s annual goals established by the Housing Element, which exceeds the minimum 40 percent threshold that would allow the Mayor to continue to declare the existence of a local housing and homelessness emergency.

Attachment 2: Department of City Planning - Quarterly Housing Production Report and Addressing the Local Housing and Homelessness Emergency

The Department has also received monthly permit data through the end of the first quarter (March) of the 2024 calendar year from Los Angeles Building and Safety (LADBS). According to the provided data, there were a total of 2,218 housing units permitted in the first quarter of 2024. These figures, if annualized to a figure of 8,872 units, indicate a reduction in housing production in the first quarter of 2024. Consequently, it is evident that the City is not on track to meet the housing production goals set forth by the LAAC and Executive Order.

With regards to the progress in addressing the emergency, City Planning is implementing the Mayor's Executive Directive 1 (ED 1) to streamline approvals of 100% affordable housing developments. The ED 1 has been effective in facilitating the processing of affordable housing. As of March 29, 2024, the planning case activity for ED 1 can be summarized as follows:

- There has been a total of 16,216 proposed affordable housing units, of which 6,323 units have been approved (it is not known whether any of these have received building permits and are therefore counted above).
- There have been 227 cases filed, out of which 100 cases have been successfully completed, leaving 127 cases pending.
- On average, the total processing time for these cases is 39 days.

The Los Angeles Housing Department (LAHD) did not have any additional information to report at this time.

For any questions regarding this matter, please contact Matt Glesne, Senior City Planner, at matthew.glesne@lacity.org.

c: Paul Krekorian, Los Angeles City Council President
Kevin Keller, Interim Deputy Mayor for Housing, Office of the Mayor Karen Bass
Nene Ogbechie, Executive Officer of Housing, Office of the Mayor Karen Bass
Edwin Gipson, Assistant City Administrative Officer, City Administrative Officer
Kendra Leal, Senior Administrative Analyst, City Administrative Officer
Mindy Pothongsunun, Administrative Analyst, City Administrative Officer