

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 15, 2019

CAO File No. 16200031
Council File No. 15-1138-S33
Council District: All

To: Homeless Strategy Committee

From: Richard H. Llewellyn, Jr., City Administrative Officer

Reference: City of Los Angeles Shelter Crisis Declaration – Report Pursuant to Government Code 8698.4(a)(5)

Subject: Progress Report - City's Shelter Crisis

RECOMMENDATION

That the Homeless Strategy Committee (HSC) review and forward the status report (Attachment 2) describing the City's progress addressing its shelter crisis in Fiscal Year 2018-19 for Mayor and Council review and authorization to submit to the State of California.

SUMMARY

On April 17, 2018, the City of Los Angeles (City) declared a shelter crisis pursuant to Government Code 8698.4. The City is required to submit an annual status report to the State Legislature as required by Government Code 8698.4(a)(5) (Attachment 1). This is the City's second report to the State of California Senate Committee on Transportation and Housing and Assembly Committee on Housing and Community Development.

Attachment 2 outlines data describing the state of interim and crisis housing (shelter) and permanent supportive housing (PSH) units located in the City, as well as annual housing placements. The majority of the data is provided by the Los Angeles Homeless Services Authority (LAHSA) for Fiscal Year 2018-19 (July 1, 2018 to June 30, 2019). Data sources include the Homeless Management Information System (HMIS) and the Housing Inventory Count (HIC).

Attachment 1 – State of California Government Code Section 8698.4(a)(5)

Attachment 2 – Letter to the State of California Senate Committee on Transportation and Housing and State of California Assembly Committee on Housing and Community Development

GOVERNMENT CODE - GOV

TITLE 2. GOVERNMENT OF THE STATE OF CALIFORNIA [8000 - 22980] (*Title 2 enacted by Stats. 1943, Ch. 134.*)

DIVISION 1. GENERAL [8000 - 8899.24] (*Division 1 enacted by Stats. 1943, Ch. 134.*)

CHAPTER 7.8. Shelter Crisis [8698 - 8698.4] (*Chapter 7.8 added by Stats. 1987, Ch. 1116, Sec. 2.*)

8698.4. (a) Notwithstanding any other provision in this chapter, upon a declaration of a shelter crisis by the City of Berkeley, Emeryville, Los Angeles, Oakland, or San Diego, the County of Santa Clara, or the City and County of San Francisco, the following shall apply to the respective city, county, or city and county during a shelter crisis:

(1) Emergency housing may include homeless shelters for the homeless located or constructed on any land owned or leased by a city, county, or city and county, including land acquired with low- and moderate-income housing funds.

(2) (A) (i) The city, county, or city and county, in lieu of compliance with local building approval procedures or state housing, health, habitability, planning and zoning, or safety standards, procedures, and laws, may adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters and the structures and facilities therein, to the extent that it is determined at the time of adoption that strict compliance with state and local standards or laws in existence at the time of that adoption would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. The Department of Housing and Community Development shall review and approve the city's, county's, or city and county's draft ordinance to ensure it addresses minimum health and safety standards. The department shall, as set forth in Section 9795, provide its findings to the Senate Committee on Transportation and Housing and the Assembly Committee on Housing and Community Development within 30 calendar days of receiving the draft ordinance.

(ii) During the shelter crisis, except as provided in this section, provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures, or laws shall be suspended for homeless shelters, provided that the city, county, or city and county has adopted health and safety standards and procedures for homeless shelters consistent with ensuring minimal public health and safety and those standards are complied with. Landlord tenant laws codified in Sections 1941 to 1942.5, inclusive, of the Civil Code providing a cause of action for habitability or tenantability shall be suspended for homeless shelters, provided that the city, county, or city and county has adopted health and safety standards for homeless shelters and those standards are complied with. During the shelter crisis, the local and state law requirements for homeless shelters to be consistent with the local land use plans, including the general plan, shall be suspended.

(B) This section applies only to a public facility or homeless shelters reserved entirely for the homeless pursuant to this chapter.

(3) Homeless shelters constructed or allowed under this chapter shall not be subject to the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code).

(4) On or before July 1, 2019, the city, county, or city and county shall develop a plan to address the shelter crisis, including, but not limited to, the development of homeless shelters and permanent supportive housing, as well as onsite supportive services. The city, county, or city and county shall make the plan publicly available.

(5) On or before January 1, 2019, and annually thereafter until January 1, 2021, if the city, county, or city and county has declared a shelter crisis, the city, county, or city and county shall report all of the following to the Senate Committee on Transportation and Housing and the Assembly Committee on Housing and Community Development:

(A) The total number of residents in homeless shelters within the city, county, or city and county.

CITY OF LOS ANGELES

CALIFORNIA



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Via email and U.S. Mail

[Date]

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RE: City of Los Angeles Shelter Crisis Declaration – Report Pursuant to Government Code 8698.4(a)(5)

Dear Mr. Chinn and Ms. Engel,

On April 17, 2018, the City of Los Angeles (City) declared a shelter crisis pursuant to Government Code 8698.4. This is the City's second report to the State of California Senate Committee on Transportation and Housing and Assembly Committee on Housing and Community Development, as required by Government Code 8698.4(a)(5)

The majority of the data in this report is provided by the Los Angeles Homeless Services Authority (LAHSA) Fiscal Year 2018-19 (July 1, 2018 to June 30, 2019). Data sources include the Homeless Management Information System (HMIS) and the Housing Inventory Count (HIC).

HMIS is the system used to collect outcome data from organizations that receive LAHSA funding. Organizations that do not receive LAHSA funding may voluntarily report outcome data in HMIS, but it is not required. Therefore, the data in this report does not include outcomes of organizations that do not report in HMIS.

The HIC describes the inventory of projects, including shelter and permanent supportive housing (PSH), dedicated to serving homeless and formerly homeless persons. LAHSA submits the HIC annually to the U.S. Department of Housing and Urban Development (HUD).

The information required by Government Code 8698.4(a)(5) is provided below.

(A) The total number of residents in homeless shelters within the City: **13,310**
Source: HMIS

- In FY 2018-19, 13,310 persons resided in shelter beds located within the City of Los Angeles in facilities that participated in the HMIS.
- There are 7,813 shelter beds in the City of Los Angeles. Of these, 5,557 are provided in facilities that participate in HMIS and 2,256 are in facilities that do not.

(B) The total number of residents who have moved from a homeless shelter into PSH within the City: **477**
Source: HMIS

- 477 residents have moved from shelters that participate in HMIS into PSH.
 - An additional 2,661 persons moved from these shelters into other types of permanent housing.
 - This data is not available for homeless shelters that do not participate in HMIS, which represent 2,256 beds.
- 7,754 total homeless individuals were placed into all types of permanent housing in FY 2018-19, including those placed from shelter and those who did not access shelters prior to placement.

(C) Total estimated number of PSH units: **14,344**
Source: HIC

- This number includes units in the City of Los Angeles in PSH housing developments, as well as tenant-based and scattered site PSH units.

(D) The number of residents who have exited the system and are no longer in need of a homeless shelter or PSH within the City: **956**
Source: HMIS

- This number is based on persons reported in HMIS as having left a shelter or PSH unit within the City for permanent housing, without the need for further housing assistance.

(E) The number of new homeless shelters built pursuant to this section within the City: **5**

- Five (5) new interim housing facilities with 222 beds were built in FY 2018-19.
- Six (6) additional shelters were under construction before the end of FY 2018-19, representing an additional 417 shelter beds.

(F) New actions the City is taking under the declared shelter crisis to better serve the homeless population and to reduce the number of people experiencing homelessness:

- Since the City declared a shelter crisis, a total of \$88.2 million has been allocated to the A Bridge Home program with the goal of adding more than 1,500 new crisis and bridge housing beds Citywide. This funding includes:
 - \$54.8 million from the City's State of California Homeless Emergency Aid Program (HEAP) grant allocation for capital and operating costs;
 - \$30.5 million in local funds allocated for capital costs to create the Crisis and Bridge Housing Fund for establishing new shelter facilities (\$27.3 million was allocated in FY 2018-19 and an additional \$3.2 million allocated in FY 2019-20); and
 - \$2.9 million in local funds for Homeless Services, including operating funds for new interim housing facilities in FY 2018-19 and FY 2019-20.
- As of December 12, 2018, 14 of 15 City Councilmembers have requested assessments of 47 City- or privately-owned properties to determine the feasibility to establish new shelter facilities.
 - To date, 519 new interim housing beds have opened on City- and privately-owned sites since the City declared the shelter crisis. An additional 729 beds are under construction, and funding has been approved to construct 655 more beds Citywide, exceeding the City's original goal of 1,500 new beds.
- Proposition HHH (Prop HHH) was approved in 2016, authorizing \$1.2 billion in bonds for supportive and affordable housing and homeless facilities. To date:
 - 59 projects with 3,913 units have been added to the Prop HHH pipeline. 3,063 of these units are PSH. By comparison, in the four years prior to Prop HHH approval, the City approved financing for 218 supportive units and 525 affordable units, for an average of 743 units annually; and
 - 25 homeless facilities have been funded, including shelters on City- and privately-owned sites that will create 200 new beds.

The City's next report will continue to reflect our progress in the efforts described above. Should you have any questions, please contact Meg Barclay of my staff at meg.barclay@lacity.org.

Sincerely,

Richard H. Llewellyn, Jr.
City Administrative Officer