

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-06162-0006

Date: November 15, 2024

To: The City Council

From: Matthew W. Szabo, City Administrative Officer
Office of the City Administrative Officer



Subject: **HOMELESSNESS EMERGENCY DECLARATION - 2024-25 SECOND
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 and status of the nine key performance indicators established by the Mayor in addressing the emergency for the performance period from September 1, 2024, through October 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 the following 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. On January 18, 2023, the City Council and Mayor approved the motion (C.F. 23-0033) to establish the Homelessness Emergency Account (HEA) to address the City's homelessness crisis. The CAO is responsible for coordinating with the Mayor's Office for monthly reporting on the status of the HEA 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 October 31, 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. The Mayor established nine key performance indicators to provide metrics relative to addressing the emergency in the Mayor's Declaration of Local Housing and Homelessness Emergency dated July 7, 2023. This report further discusses these for the performance period from September 1, 2024, through October 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 17,603 interim beds are open and occupiable and the recently released Point-In-Time count reported that 45,252 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 an appendix (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, and partnering with State and Federal agencies to provide additional support to the City's homelessness efforts.

The data discussed below reflects a performance period of two months from September 1, 2024 to October 31, 2024. As such, the progress reported in this quarterly report may not represent a direct comparison to prior quarters due to the shortened reporting period. The reporting period for 2024-25 Quarter 2 was adjusted to allow time for the City Council to review performance data prior to their consideration Homelessness Emergency Declaration renewal in December 2024.

Key Performance Indicators

1. Decrease in the number and size of encampments

Inside Safe Initiative

From September 1, 2024, to October 31, 2024, a total of 10 Inside Safe operations were completed. The ten operations were conducted in Council Districts 1, 6, 7, 8, 9, 10, 13, and 14. In some cases, multiple operations may have taken place in the same Council District over the reporting period. Since the inception of Inside Safe, LAHSA reports a total of 3,456 participants have been connected with interim housing and supportive services through a total of 73 Inside Safe operations.

CARE and CARE+ Operations

The Bureau of Sanitation (LASAN) was provided funding in the 2024-25 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. The CARE+ program is responsible for removing abandoned waste from the public right of way and cleaning encampments. LASAN has reported 633 CARE operations and 1,222 CARE+ operations from September 1, 2024, through October 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 CARE+ and CARE Operations (June 1, 2024 - October 31, 2024)

Program	June 2024 - August 2024	September 2024 - October 2024	Quarter Change
CARE+	1,800	1,222	-578
CARE	1,051	633	-418
Total Operations	2,851	1,855	-996

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 the total operations from May 1, 2022, through October 31, 2024.

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

Vehicle Dwelling Operations	May 2022 - August 2024	May 2022 - October 2024	Quarter Change
Number of Operations Completed	428	493	65
Number of Vehicle Dwellings Assessed for Intervention	3,376	4,001	625
Number of Environmental Citation Issued	162	165	3
Number of Vehicles Impounded	795	972	177
Solid Wastes Collected (t)	878	1,032	154
Hazardous Waste Collected (t)	24	27	3
Instances of Storage Service Used	58	61	3
Number of People Experiencing Homelessness Housed	242	257	15

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 296 cases have been opened for 27,210 proposed affordable housing units, as of November 3, 2024. Of the 335 cases, 239 cases have completed processing for a total of 17,036 units approved. The average processing time for the cases is 44 days.

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

Affordable Housing Units	January 2023 - August 2024	January 2023 - October 2024	Quarter Change
Open Cases	296	335	39
Number of Units (Open Cases)	23,819	27,210	3,391
Completed Cases	192	239	47
Number of Units (Completed Cases)	14,052	17,036	2,984
Average Number of Completion Days	44	44	0

The LAHD reports that processing times for Replacement Unit Determinations (RUDs) and affordability covenants for projects related to ED 1 from September 1, 2024, through October 31, 2024. During the reporting period, the LAHD notes a total of 74 RUDs were issued resulting in the requirement for 128 affordable housing replacement units, with an average processing time of 44 days. Relative to affordability covenants, a total of 71 applications were received and 31 of the received applications were completed during the reporting period. The average time to process an affordability covenant from the date the application was submitted to its completion was 58 business days.

Housing Production

Based on monthly permit data provided by the Los Angeles Building and Safety (LADBS), the DCP reports (Attachment 2) that 3,234 housing units have been permitted from September 1, 2024, through October 31, 2024. According to the Regional Housing Need Assessment, as established in the City's 2021-2029 Housing Element, the annualized housing production goal is 57,080 units per year. Based on the first two full years of the eight-year Housing Element, the current annual housing production averages 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 - October 31, 2024)

DBS Dwelling Units		
Calendar Year	Reporting Period	Units
2023	January 1, 2023 - March 31, 2023	4,462
	April 1, 2023 - June 30, 2023	7,126
	July 1, 2023 - September 30, 2023	5,344
	October 1, 2023 - December 31, 2023	4,224
2023 Subtotal		21,156
2024	January 1, 2024 - March 31, 2024	2,218
	April 1, 2024 - May 31, 2024	3,920
	June 1, 2024 - August 31, 2024	3,833
	September 1, 2024 - October 31, 2024	3,234
2024 Subtotal		13,205
Grand Total		34,361

Sole Source Contracts

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 of October 31, 2024, the City has entered into 32 booking agreements and 11 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.

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 June 2024 to October 2024, LADWP reports that three projects that provide 59 affordable housing units have benefitted from expedited approvals for power connection and are benefitting from LADWP covering costs of public right-of-way power improvements.

Table 5: DWP Project Powerhouse (March 1, 2023 - October 31, 2024)

DWP Project Power House	March 2023 - August 2024	March 2023 - October 2024	Quarter Change
Projects	68	71	3
Affordable Housing Units	3,858	3,917	59

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 with the previous report, LAHSA's reporting period was adjusted to report on data from July 2022 through October 2024.

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 summary of the Citywide outreach data is included in Table 6.

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

Categories	FY 2022-23 Total	FY 2023-24 Total	July - August 2024	September - October 2024	FY 2024-25 YTD Total
Number of Persons Contacted	39,391	41,594	11,181	4,812	15,993
Number of Persons Engaged	22,399	24,285	7,221	2,253	9,474
Number of Exits to Permanent Housing	479	879	190	70	260
Number of Exits to Emergency Shelters	4,118	6,252	1,619	356	1,975
Number of Exits Temporary Destinations	344	586	259	86	345

Emergency Housing Vouchers

HACLA reports that since December 2022, the agency has executed 10,975 new leases across all Section 8 voucher programs, housing a total of 17,734 individuals. For the period of September 1, 2024, through October 31, 2024, the agency has utilized 776 vouchers.

Table 7: HACLA Vouchers (December 1, 2022 - October 31, 2024)

HACLA Vouchers	December 2022 - August 2024	December 2022 - October 2024	Quarter Change
Number of Vouchers	10,199	10,975	776

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 (C.F. 22-0403-S2), which was submitted to the California Department of Housing and Community Development in April 2024. 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 to the State in April 2025 for the reporting period of January 1, 2024, through December 31, 2024.

Increased Lease-ups on Supportive Housing

For the reporting period of September 1, 2024 to October 31, 2024, the LAHD reports that 223 supportive housing units were brought online for a total of 6,431 supportive housing units. Of the 6,431 units, 5,210 HHH-funded housing units are in service as of October 30, 2024. The metrics for this reporting period captures a cumulative amount of supportive housing units, whereas previous reports highlighted Prop HHH funded projects. As such, future reports will capture all supportive housing units.

Preservation

As of October 31, 2024, LAHD funded abatement repairs on 608 units in Skid Row Housing Trust portfolio, and the Receiver had closed sales of all of the remaining properties in the portfolio. Prior to the sale closings, Receiver leased 173 units and worked with LAHSA and HACLA to place 46 additional matches. Repairs were ongoing up to the sale closings and in the past quarter the receivership resources have been focused on maintaining operations and transferring properties to new ownership.

Table 8: Abatement Repairs (April 1, 2024 - October 31, 2024)

Category	June 2024 - August 2024	June 2024 - October 2024	Quarter Change
Units with LAHD-Funded Abatement Repairs	548	608	60
Units Leased	163	173	10

6. An increase in temporary and permanent housing units

Interim Housing

LAHSA reports that the interim housing bed inventory has increased from 17,480 to 17,603 that was previously reported in September 2024. Safe Parking spaces have decreased since the previous reporting period due to the sites being decommissioned. Additionally, LAHSA has reformatted the data reporting for the interim housing beds inventory. With the new format, comparable data across quarters will be included in future reports. A new category entitled Homeless Management Information System (HMIS) Inventory Module, which will allow LAHSA to track up-to-date information for all programs' capacities. The current data captures housing navigation centers, all Inside Safe, Pathway Home, and Encampment Resolution motels. The HMIS Inventory Module is in the process of being phased in. As such, the sites will continually be added to the HMIS Inventory Module line item. For sites that are not included in the module yet, the latest Housing Inventory Count (HIC) will continue to be utilized. The data reported in August 2024 has been revised to reflect the accurate number of sites within the City.

Table 9: Housing Inventory Count Breakdown

Category	Beds as of August 2024	Beds as of October 2024	Quarter Change
2024 HIC Adult, Youth, and Families	14,072	14,072	0
New Programs since HIC	263	272	9
Safe Parking (Spaces)	364	364	0
HMIS Inventory Module	2,781	2,895	114
TOTAL City of LA Capacity	17,480	17,603	123

Permanent Supportive Housing

The LAHD reports that, in the City of Los Angeles, 204 supportive housing projects with 14,107 units are in the pipeline. Of these, LAHD is currently funding the development of 73 supportive housing projects amounting to 6,150 units of which 3,858 supportive housing units. Since December 12, 2022, 60 supportive housing projects with 3,227 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, a pilot using opioid/tobacco settlement funding, continues to operate five contracts with treatment centers. The Collaborative will screen both Inside Safe encampment residents and City interim housing participants for SUD, assess their readiness for care options (e.g., safe use, outpatient, and inpatient care) and offer those interested in the option of inpatient care (e.g., withdrawal management, residential treatment, and/or recovery bridge housing) enrollment into the pilot.

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

Measure ULA Emergency Rental Assistance Efforts

The LAHD reports that the department continues to disburse funding under the United to House LA Emergency Short-Term Rental Assistance Program, track eviction warning notices, and provide Measure ULA funds for the representation of renters during eviction proceedings through a partnership with Stay Housed LA.

Additionally, LAHD reports that they received a total of 31,380 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 \$473.5 million and payments totaling \$30.6 million have been issued. The households applying for rental assistance include:

- 11,763 households with children
- 2,922 senior households
- 5,913 disabled households

Eviction Warning Notices Received and Eviction Defense Work

LAHD received 9,536 eviction warning notices from September 1, 2024, through October 31, 2024, with the top two causes cited as non-payment of rent and violation of the rental agreement or lease. The filed eviction warning notices claim a total of \$49.2 million in unpaid rent.

Table 10: Status of Eviction Warning Notices

Eviction Warning Notices	January 2024 - August 2024	January 2024 - October 2024	Quarter Change
Number of Eviction Warning Notices	59,751	69,287	9,536
Number of Notices due to Non-Payment of Rent	55,714	64,583	8,869
Number of Notices due to Violation of Rental Agreement or Lease	2,425	2,849	424
Total Unpaid Rent Claims	\$256,843,062	\$306,089,084	\$49,246,022

In August 2024, the Eviction Defense Program provided full scope legal representation to 77 households facing eviction, while an additional 509 households received limited scope services. In addition, rental assistance was provided to 11 households under an Unlawful Detainer (UD) filing, totaling \$118,287. From the start of the Stay Housed LA program through August 2024, the City has provided legal assistance to 14,211 people, and disbursed approximately \$7.1 million to settle 630 applications for rental arrears. The program has reached 747,531 tenants, hosted 676 education events, and provided tenant navigation services to 29,507 people.

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

The 2024 Point-in-Time (PIT) Count reported that 45,252 unhoused individuals reside within the City. This number is a decrease of 998 from the 2023 PIT Count.

cc: 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

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 3,456 through the 73 Inside Safe operations in every Council District. Affordable housing production has accelerated through emergency actions with 25,237 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.

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 also an intangible effect that weighs just as importantly on our work.

This declaration of emergency on homelessness 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.

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

- 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 up to 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 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:

Executive Action

Executive Directive 1

As of November 3, 2024, the Mayor's Executive Directive 1 (ED1) accelerated the review of 27,210 affordable housing units. Permits that previously took six to nine months to secure now only take an average of 44 days. In total, 335 affordable housing projects have applied for ED1 with the Department of City Planning, and 239 project cases have received entitlements.

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. Inside Safe operations have been completed in every Council District. During the reporting period of September 1 - October 31, 2024, Inside Safe participants increased to a total of 3,456 people. This increase is primarily due to new Inside Safe participants from ten operations and repopulation resolution efforts

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

conducted during this period. Inside Safe's current retention rate is 68%, as noted in the October 31, 2024 LAHSA Inside Safe Dashboard. The number of Inside Safe participants who transitioned to permanent housing solutions between September 1 and October 31, 2024 increased by 62 to a total of 759 since the start of the Inside Safe Program. Inside Safe will continue working to support unhoused Angelinos across all 15 City Council Districts.

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, 19 of which have been held to date.

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 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. In March 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. Since its declaration, 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

The Mayor's Office has begun coordination with other city departments to draft the ED3 implementation guidelines for streamlining affordable housing development on city-owned land.

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.

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

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 continues to explore the expansion of City interim through strategic and cost effective opportunities that also count towards Alliance settlement milestones. This includes converting Inside Safe beds into Alliance settlement compliant contracts and bringing new interim options into the City's portfolio such as recently approved contracts for 58 beds with Weingart Center and a congregate site with the Union Rescue Mission.

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 up to 500 beds of interim housing citywide. The Mayor's Office is working with Council Offices, the CAO, and the City Bureau of Engineering (BOE) to review potential sites.

On May 28, 2024, Project Management Plans were submitted with potential site layouts, unit types, utility needs, cost estimates, timelines, California Environmental Quality Act (CEQA) pathways, and a community engagement plan. We are working with the state to finalize all of the site locations. On August 13, 2024, 5 sites for a combined 469 beds received full council and CEQA approval, including the previously approved Midvale/Pico site. These sites are each located in a separate council district, and have been fully funded through state funding. The Mayor's Office is currently coordinating with council offices, BOE, and CAO staff to identify the final remaining site.

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

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. In order to resolve more RV encampments, the Mayor's Office has leased a Metro-owned lot to convert into storage for RVs relinquished during City encampment resolutions. City Of Los Angeles Police Commission - Commission Investigation Division (CID) will operate the lot and function similarly to an Official Police Garage, but specifically for targeted RV resolution efforts led by City entities. The Mayor's Office is working with the Bureau of Engineering to lower costs and expedite the construction timeline to bring this important resource online as early as possible.

The lot may require fencing, lighting, security kiosks and hygiene stations to meet code requirements. Mayor Bass expanded Executive Directive 3 to include a provision to make it easier to store surrendered vehicles on publicly owned land.

Additionally, in late September, Governor Gavin Newsom signed AB 2525, which was authored by Assemblymember and Democratic Caucus Chair Rick Chavez Zbur (D-Hollywood) and sponsored by Los Angeles Mayor Karen Bass to move RVs out of neighborhoods and bring more unhoused Angelenos inside. AB 2525 will reduce homelessness by allowing the City to lease property from the California Department of Transportation (Caltrans) at a reduced rate to store recreational vehicles (RVs) while the unhoused Angelenos receive housing and services. The City will work with Caltrans to identify sites as they are available and bring this resource to bear alongside other efforts to expand the City's ability to address RV encampments.

Increasing Interim to Permanent Housing Placements

HACLA reports that since December 2022, the agency has executed 10,975 new leases across all Section 8 voucher programs housing a total of 17,734 low-income Angelinos. For the period of September 1, 2024 through October 31, 2024, the agency has distributed 776 new unit vouchers through the HCV, VASH, Special Purpose, CoC, HOPWA, EHV, and Moderate Rehabilitation Section 8 programs.

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

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

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. All agencies participating in the strike force have been working on collaborative solutions to refine the Coordinated Entry System (CES) and address the barriers to increasing throughput. LAHSA presented CES, as reimagined, at a Housing and Homelessness Committee meeting, providing City Council with an overview of the current process, existing barriers, and refinements made to date.

Intergovernmental Updates

Federal All INside Initiative

The City's historic MOU with the White House's All INside Initiative to address unsheltered homelessness across the country has helped accelerate ongoing efforts by the City of Los Angeles to bring people inside by working closely with federal partners. Through the All INside Initiative, the U.S. Council on Homelessness (USICH) and its 19 federal member agencies collaborate closely with six different communities, including LA, Chicago, Dallas, Phoenix, Seattle, and the State of California. Each community is assigned to a Federal Team Lead who helps advance our local priorities to bring people inside. Our federal team lead, Robert Adams, has been part of this initiative since February 2024 and is on loan from the Federal Emergency Management Agency (FEMA). Robert has engaged with federal partners in the U.S. Department of Housing and Urban Development (HUD), the Social Security Administration (SSA), and the Substance Abuse and Mental Health Services Administration (SAMSHA), a branch of the U.S. Department of Health and Human Services (HHS), to identify and address key roadblocks to housing placements and services. He has also supported efforts to create more regulatory flexibilities to help US Veterans access housing. Finally, he has supported efforts to complete the disaster response plan to serve PEH in low-level cold weather incidents. This plan was drafted with the City's initial All INside federal team lead in the aftermath of Tropical Storm Hilary. EMD reviewed the plan, which is currently under review by the MOHHS leadership.

In May 2024, the Mayor's Office, in collaboration with the All Inside Initiative, brought together local affordable housing providers to discuss and implement activities that can streamline the process of assisting PEH in obtaining necessary SSA documentation and verification of benefits as they move into various housing opportunities. The outcome of that meeting is two training sessions on SSA benefits and services for organizations assisting PEH on November 14 and November 21.

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

In June 2024, The All INside Initiative partnered with SAMSHA for a two-day in-person convening in Bethesda, MD, to bring local governments from across the country together to advance housing, health, and social care partnerships to improve supports and outcomes for PEH or those at risk of experiencing homelessness. Four representatives from the Mayor's Office, HACLA, and LAHSA attended the convening.

In August 2024, the Mayor's Office hosted the USICH team, HUD, the White House Office of Management and Budget (OMB), and over two dozen stakeholders, including HACLA, LAHD, and local affordable housing providers, to discuss challenges experienced on the ground and begin brainstorming potential policy and advocacy solutions.

As a result of the advocacy led by the US Conference of Mayors Task Force on Homelessness, HUD released a set of policy changes to the HUD-VASH program on August 8, 2024, that expands access to housing for veterans. These changes will allow more veterans to be eligible for the voucher program by setting a higher income eligibility threshold for HUD-VASH (from 50% AMI to 80% AMI) and excluding their disability benefits from the income eligibility calculation.

HUD

The advocacy we are doing here in Los Angeles continues to reverberate across the nation. The U.S. Department of Housing and Urban Development (HUD) announced in early May that housing agencies in communities with significant or rising rates of homelessness can now request to accept self-certification of income to determine program eligibility for people experiencing homelessness – a policy first requested by Mayor Bass and instituted here in Los Angeles last year.

On May 10, 2024, [HUD extended regulatory relief](#) for self-certification of social security and extended income verification to all public housing authorities (PHAs) without the need for a waiver. For the remaining three waivers (disability status, date of birth, and income), HUD created a streamlined waiver process. On July 31, 2024, HACLA received approval from HUD's Public and Indian Housing (PIH) to renew these self-certification waivers for an additional year. The utilization of these self-certification waivers provides the benefit of accelerating the lease up process for tenants by allowing them to self identify their eligibility without requiring them to have all documents ready to move into the unit.

HUD recently granted HACLA an additional waiver which allows Public Housing Authorities to use "room for rent" comparables (rather than the standard pro-rata

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formula) to support the asking rent when using Housing Choice Vouchers for individual rooms in shared housing. Updating the comparable formula will increase available housing options for smaller size voucher households, reducing some voucher holder demand for the very limited supply of efficiencies and one-bedroom units. This will provide persons experiencing homelessness with a higher overall likelihood of housing search success, whether through the shared housing option or a regular unit.

In late September, Governor Newsom signed SB 1500 which gives housing providers the certainty they need to take advantage of the federal presumptive eligibility waivers secured by Mayor Bass. SB 1500 provides statutory guidelines to various state programs to reduce barriers to permanent housing for unhoused people. Under SB 1500, when a person experiencing homelessness is provided permanent housing using Los Angeles' self-certification of income authority from HUD, the housing provider will no longer be subject to scrutiny from the State for 24 months as long as the unhoused individual does not have an income exceeding \$48,550, which is 50% of the Area Median Income (AMI) in Los Angeles.


HACLA/Landlord Engagement Event to House Veterans

On October 31, 2024, HACLA, in partnership with the Mayor's Office and the Greater LA Veterans Administration, hosted a landlord engagement event in the Tom Bradley Tower at City Hall. This event provided education on landlord incentive programs and aimed to increase landlord interest in renting to veterans. Over 50 landlords attended representing approximately 650 available units for rent. HACLA collected vacancy information to begin helping landlords qualify their units available for Veterans voucher holders. More than half of these landlords were invited to participate in the upcoming housing fair at the Greater LA VA campus on November 4, 2024 that will match veterans with vouchers in hand with landlords with available units to rent.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 6, 2024

TO: Matthew Szabo
City Administrative Officer
City Administrative Officer

FROM: Vincent P. Bertoni, AICP 
Director
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.

The Department has also received updated monthly permit data from Los Angeles Building and Safety (LADBS). According to the provided data, there were a total of 3,234 housing units permitted between September 1 and October 31, 2024, bringing the calendar year total to 13,205 units. These figures, if annualized to a figure of 15,846 units, indicate a reduction in housing production in the first ten months of 2024 compared to the prior annual average. 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 November 3, 2024, the planning case activity for ED 1 can be summarized as follows:

- There has been a total of 27,210 proposed affordable housing units, of which 17,036 units have been approved (it is not known whether any of these have received building permits and are therefore counted above).
- There have been 335 cases filed, out of which 239 cases have been successfully completed, leaving 96 cases pending.
- On average, the total processing time for these cases is 44 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: Marqueece Harris-Dawson, Los Angeles City Council President
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