

MOTION

According to the 2022 Greater Los Angeles Homeless Count results, of the over 41,000 Angelenos experiencing homelessness, two-thirds, or 28,458 individuals, are experiencing unsheltered homelessness, constituting the single largest unsheltered population of any municipality within the country.

While 9,047 Proposition HHH-funded units are either under construction or in design phase and the voter-approved Measure ULA tax revenue for affordable housing will begin to be collected starting April 1, 2023, there remains an immediate and pressing need to dramatically expand available housing options for those Angelenos currently living on our streets.

This need is compounded by the ongoing difficulties faced by individuals and families who hold federally funded Housing Choice Vouchers (HCVs) and Emergency Housing Vouchers (EHVs) in securing stable housing. According to the U.S. Department of Housing and Urban Development's "Emergency Housing Voucher Dashboard," only 20% of Angelenos who received an EHV disbursed by the Housing Authority of the City of Los Angeles (HACLA) have successfully secured a unit ("Emergency Housing Voucher Dashboard," U.S. Department of Housing and Urban Development). Meanwhile, in October 2022 the California Civil Rights Department announced that it is sponsoring a fair housing assessment after 38 of 80 residential properties "showed evidence of unlawful discrimination" toward voucher holders ("California Civil Rights Department Finds Widespread Housing Discrimination Against Federal Housing Choice Vouchers," California Civil Rights Department, October 17, 2022).

A potential vehicle by which the city could substantially increase the number of available units is through master leasing, whereby all or part of a property is leased from a landlord and the units are subsequently subleased to individuals. In an August 2022 report, "Master Leasing in Los Angeles," researchers at the Urban Institute highlighted that potential benefits of a comprehensive master leasing program can include increasing the ability of service providers to quickly house clients, reducing barriers for those who have historically struggled to gain housing, and maximizing the utilization of programs such as Housing Choice Vouchers ("Mater Leasing in Los Angeles – Opportunities and Limitations," Urban Institute, August 2022). Service providers and subject matter experts have also argued that master leased units, if coupled with shared housing – the matching of individuals or couples with roommates – can successfully move an even greater number of individuals indoors ("How Master Leasing Can Help the Affordable Housing Crisis," Kris Freed, May 17, 2022).

Master leasing is already being successfully deployed in Los Angeles. The Homeless Outreach Program Integrated Care System (HOPICS), a division of Special Service for Groups (HOPICS-SSG, or HOPICS), one of the largest homeless service providers in Los Angeles and the lead agency for Individual Adults and Families for Service Planning Area (SPA) 6 covering South LA, has over seven master-leased sites in the city, of which six utilize shared housing.

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With vacancy rates across the city at or near all-time lows, and with land values in high-resource neighborhoods often making new affordable or supportive housing projects cost-prohibitive, it is imperative that the City explores how to better utilize our current housing stock toward housing our nearly 29,000 unsheltered neighbors.

I THEREFORE MOVE that the Chief Legislative Analyst (CLA), in coordination with the Chief Administrative Officer (CAO), the Los Angeles Homeless Services Authority (LAHSA), and the Los Angeles Housing Department (LAHD), and with requested collaboration from the Coordinated Entry System (CES) lead agencies operating within the City of Los Angeles, report back in 30 days on the feasibility of operating a master lease program to expand the number of available units for individuals experiencing homelessness within the Fifth Council district.

I FURTHER MOVE that the CLA, in coordination with the CAO, the Los Angeles Homeless Services LAHSA, LAHD, and with requested collaboration from HACLA, CES lead agencies operating within the City of Los Angeles, subject matter experts, and others, report back in 60 days on a proposed structure and potential funding sources – including, but not limited to, eligible state and federal dollars – for a citywide master leasing program, and whether that program can successfully incorporate components of shared housing to maximize the number of leased units.

PRESENTED BY:


KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY:



