

TRANSPORTATION

MOTION

The results of the most recent 2022 Point-In-Time Count from the Los Angeles Homeless Services Authority revealed that nearly 6,500 people are experiencing homelessness in 4,000 RVs across Los Angeles. This represents a 40% increase since 2018, comprising 22% of the City's total unsheltered homeless population.

As the number of RVs on City streets has grown, there have also been reports of "van-lords"- individuals who use our public rights of way to rent RVs to the unhoused, capitalizing on their vulnerability. While the City recently approved a citywide framework (CF 22-1313) to rehouse individuals experiencing homelessness in their RVs, more can be done to strengthen existing rules in order to protect the health and safety of our residents.

Too often, RVs that are used as dwellings on LA's streets are in grave disrepair, meaning that people living in them face unsanitary and sometimes dangerous conditions. Many RV residents also lack access to adequate hygiene facilities. While some individuals living in RVs own their vehicles, others make substantial rent payments to the vehicle's owner, paying hundreds of dollars each month for precarious and substandard conditions.

The City has means of addressing private landlords who own apartments and homes but who do not keep those rental units up to basic minimum habitability standards. The Housing Department (LAHD) is responsible for investigating complaints about code violations and unsafe living conditions at multifamily rental properties within the City. There is no equivalent for RV owners who rent their RVs to people for habitation. If the City is to address and, ultimately, phase out RV homelessness, the issue of "van-lords" must be resolved.

Currently, Los Angeles Municipal Code (LAMC) Section 80.73.1 prohibits a person or entity from reserving any street, parking space, or other public space without written authorization from the City while conducting business pertaining to new and used vehicles. While the Code prohibits any new or used vehicle from standing in the public right-of-way during the conduct of business, it is silent on the sale or leasing of RVs. Addressing this gap would further the City's responsibility to protect life and safety.

At the state level, there are numerous codes regulating the sale and leasing of RVs. This includes Section 18027.3 of California's Health and Safety Code, which requires that any RV offered for sale, sold, rented or leased within California meet the design and safety standards of the American National Standards Institute (ANSI) and National Fire Protection Association (NFPA), in addition to an insignia or label demonstrating compliance with ANSI and NFPA protections. Section 14604(a) of California's Vehicle Code also requires that a lessor of a motor vehicle check for the appropriate license as well as keep a record of the vehicle's registration number.

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I THEREFORE MOVE that the Council request the City Attorney to prepare and present an ordinance that amends Los Angeles Municipal Code Section 80.73.1 to specify that the Code Section includes the rental of RVs as one of the types of vehicles prohibited to conduct their business of selling, leasing, renting, or any other disposition in the public-right-of-way.

I FURTHER MOVE that the Council request the City Attorney to include in the Code a requirement for the lessor of an oversize/recreational vehicle to comply with relevant state and federal laws as it relates to the sale and lease of RVs.

I FURTHER MOVE that the Council request the City Attorney, with assistance from the City Attorney's Office of Code Enforcement, Bureau of Street Services (BSS), and any other necessary City departments to report back with a proposed escalating fine structure for vehicle owners for the corresponding administrative code enforcement citations.

PRESENTED BY: Traci Park
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SECONDED BY: W. H. Reynolds

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