

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

0220-06162-0008

Date: May 16, 2025

To: The City Council

From: Matthew W. Szabo, City Administrative Officer  
Office of the City Administrative OfficerSubject: **HOMELESSNESS EMERGENCY DECLARATION - 2024-25 FOURTH  
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 February 1, 2025, through April 30, 2025.

**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 March 31, 2025.

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 February 1, 2025, through April 30, 2025.

## **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 65 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 18,077 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.

## **Key Performance Indicators**

### ***1. Decrease in the number and size of encampments***

#### ***Inside Safe Initiative***

From February 1, 2025 to April 30, 2025, a total of thirteen Inside Safe operations were completed. The thirteen operations were conducted in Council Districts 1, 5, 6, 7, 8, 9, 11, 12, 13, 14, and 15. In some cases, multiple operations may have taken place in the same Council District over the reporting period. Since the inception of Inside Safe, from December 20, 2022 to March 31, 2025, LAHSA reports a total of 4,192 participants have been connected with interim housing and supportive services through a total of 91 Inside Safe operations. Data for information through April 30, 2025 is pending.

#### ***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 988 CARE operations and 2,210 CARE+ operations from February 1, 2025, through April 30, 2025. 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 (February 1, 2025 - April 30, 2025)

<b>Program</b>	<b>November 2024 - January 2025</b>	<b>February 2025 - April 2025</b>	<b>Change</b>
CARE+	1,949	2,210	261
CARE	945	988	43
<b>Total Operations</b>	<b>1,855</b>	<b>3,198</b>	<b>1,343</b>

### *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 April 30, 2025, which includes retroactive data points for one operation in August 2024.

Table 2: Citywide Vehicle Dwelling Operations (May 1, 2022 - April 30, 2025)

<b>Vehicle Dwelling Operations</b>	<b>May 2022 - January 2025</b>	<b>May 2022 - April 2025 <sup>1</sup></b>	<b>Change</b>
Number of Operations Completed	563	623	60
Number of Vehicle Dwellings Assessed for Intervention	4,647	5,190	543
Number of Environmental Citation Issued	168	168	0
Number of Vehicles Impounded	1,109	1,277	168
Solid Wastes Collected (t)	1,208	1,363	155
Hazardous Waste Collected (t)	32	37	5
Instances of Storage Service Used	63	66	3
Number of People Experiencing Homelessness Housed	317	336	19

<sup>1</sup> Includes retroactive data points for one operation from August 2024.

## ***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 423 cases have been opened for 34,264 proposed affordable housing units, as of May 5, 2025. Of the 423 cases, 351 cases have completed processing for a total of 26,724 units approved. The average processing time for the cases has decreased from 42 days to 40 days.

Table 3: DCP Affordable Housing Cases (January 1, 2023 - January 31, 2025)

DCP Affordable Housing			
Affordable Housing Units	January 2023 - January 2025	January 2023 - April 2025	Change
Open Cases	388	423	35
Number of Units (Open Cases)	31,523	34,264	2,741
Completed Cases	304	351	47
Number of Units (Completed Cases)	22,737	26,724	3,987
Average Number of Completion Days	42	40	-2

LAHD reports processing times for Replacement Unit Determinations (RUDs) and affordability covenants for projects related to ED 1 from February 1, 2025, through April 30, 2025. During the reporting period, LAHD notes a total of 81 RUDs were issued resulting in the requirement for 122 affordable housing replacement units, with an average processing time of 72 days. Relative to affordability covenants, a total of 94 applications were received and 54 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 151 business days.

### *Housing Production*

Based on monthly permit data provided by the Los Angeles Building and Safety (LADBS), the DCP reports (Attachment 2) that 3,934 housing units have been permitted from February 1, 2025, through April 30, 2025. A total of 4,928 dwelling units were permitted in the calendar year 2025. 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 three full years of the eight-year Housing Element, the current annual housing production averages 19,752 units per year. This production amounts to 35 percent of the annualized Housing Element goal of 57,080 units. The average production is approximately 65 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 - April 30, 2025)

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
<b>2023 Subtotal</b>		<b>21,156</b>
2024	January 1, 2024 - March 31, 2024	5,522
	April 1, 2024 - May 31, 2024	3,917
	June 1, 2024 - August 31, 2024	4,024
	September 1, 2024 - October 31, 2024	3,233
	November 1, 2024 - December 31, 2024	3,260
<b>2024 Subtotal</b>		<b>19,956</b>
2025	January 1, 2025 - January 31, 2025	994
	February 1, 2025 - April 30, 2025	3,934
<b>2025 Subtotal</b>		<b>4,928</b>
<b>Grand Total</b>		<b>46,040</b>

### *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 April 30, 2025, the City has entered into 28 booking agreements and 14 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 February 2025 to April 2025, LADWP reports that five projects that provide 225 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 - April 30, 2025)

DWP Project Power House	March 2023 - January 2025	March 2023 - April 2025	Change
Projects	73	78	5
Affordable Housing Units	3,967	4,192	225

#### 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 reporting period, the data was adjusted to report from July 2022 through April 2025. LAHSA reports that due to data clean up, such as merging and removal of duplicative client profiles, data from prior quarters may have changed from what was in previous reports.

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 - April 30, 2025)

Categories	FY 2022-23 Total	FY 2023-24 Total	July 2024 - Sept 2024	Oct 2024 - Dec 2024	Jan 2025 - Mar 2025	April 2025	FY 2024-25 YTD Total
Number of Persons Contacted	39,376	41,628	11,202	8,291	8,953	1,977	30,423
Number of Persons Engaged	22,413	24,399	7,150	5,051	5,473	772	18,446
Number of Exits to Permanent Housing	480	901	211	241	145	41	638
Number of Exits to Emergency Shelters	4,153	6,301	1,702	1,264	1,092	306	4,364
Number of Exits Temporary Destinations	343	589	273	271	262	86	892

#### Emergency Housing Vouchers

HACLA reports that since December 2022, the agency has executed 14,191 new leases across all Section 8 voucher programs, housing a total of 23,044 individuals. For the period of February 1, 2024, through April 31, 2025, the agency has utilized 1,834 vouchers. HACLA previously reported that they have been awarded 250 new tenant-based U.S. Department of

Housing and Urban Development-Veteran Affairs Supportive Housing Program (HUD-VASH) vouchers.

Table 7: HACLA Vouchers Utilized (December 1, 2022 - April 30, 2025)

HACLA Vouchers	December 2022 - January 2025	December 2022 - April 2025	Change
Number of Vouchers	12,357	14,191	1,834

### ***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 May 2025 for the reporting period of January 1, 2024, through December 31, 2024.

#### ***Increased Lease-ups on Supportive Housing***

For the reporting period of February 1, 2025 to April 30, 2025, LAHD reports that six supportive housing projects with 531 affordable units, of which 285 were supportive housing units were brought online for a total of 10,678 supportive housing units. Of the 6,184 HHH-funded housing units ready for occupancy, 5,799 units are in service as of May 1, 2025.

### ***6. An increase in temporary and permanent housing units***

#### ***Interim Housing***

LAHSA reports that the interim housing bed inventory has decreased from 18,093 to 18,077 that was previously reported in January 2025. The decrease in bed is attributed to one Safe Parking program ceasing operations and the end of the Winter Shelter Program, which was active from November 1 to March 31. The category entitled Homeless Management Information System (HMIS) Inventory Module allows LAHSA to track up-to-date information for all programs' capacities and is in the process of being phased in. As such, the sites will continually be added to the HMIS Inventory Module line item. The current data captures housing navigation centers, all Inside Safe, Pathway Home, and Encampment Resolution motels. For sites that are not included in the module yet, the latest Housing Inventory Count (HIC) will continue to be utilized.



Table 8: Housing Inventory Count Breakdown

Category	Beds as of January 2025	Beds as of April 2025	Change
2024 HIC Adult, Youth, and Families	14,072	14,072	0
New Programs since HIC	354	444	90
Safe Parking (Spaces) <sup>1</sup>	409	364	-45
HMIS Inventory Module	3,017	3,197	180
Winter Shelter Program <sup>2</sup>	241	0	-241
<b>TOTAL City of LA Capacity</b>	<b>18,093</b>	<b>18,077</b>	<b>-16</b>

<sup>1</sup> Decrease in beds due to one Safe Parking program ceasing operations.

<sup>2</sup> The Winter Shelter Program was active from November 1 to March 31.

### *Permanent Supportive Housing*

LAHD reports that, in the City of Los Angeles, 203 supportive housing projects with 13,978 units are in the pipeline. Of these, LAHD is currently funding the development of 61 supportive housing projects amounting to 5,059 units, of which 3,734 are supportive housing units. Since December 12, 2022, 142 supportive housing projects with 6,944 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 screens both Inside Safe encampment residents, clients of Crisis and Incident Response through Community-Led Engagement (CIRCLE) teams, 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 Income Support Program*

In February, LAHD and project partners launched the United to House Los Angeles Interim Income Support for Rent-Burdened At-Risk Seniors and Persons with Disabilities Program (ULA ISP). The program will issue \$20,000 one-time cash assistance payments directly to renter households for seniors and/or persons with disabilities that are at-risk of experiencing homelessness. Eligible participants were identified from the existing pool of applications submitted for the United to House LA Emergency Rental Assistance Program (ULA ERAP). All available ULA ERAP funds were issued in 2024 and the program has closed.

LAHD reports that to-date, over \$5.8 million in payments have been issued to 293 very low-income disabled and senior households.

*Eviction Warning Notices Received and Eviction Defense Work*

LAHD received 14,197 eviction warning notices from February 1, 2025, through April 30, 2025, 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 \$57.8 million in unpaid rent.

Table 9: Status of Eviction Warning Notices

Eviction Warning Notices	January 2024 - January 2025	January 2024 - April 2025	Change
Number of Eviction Warning Notices	85,473	99,670	14,197
Number of Notices due to Non-Payment of Rent	79,697	92,656	12,959
Number of Notices due to Violation of Rental Agreement or Lease	3,596	4,529	933
Total Unpaid Rent Claims	\$370,355,232	\$428,148,557	\$57,793,325

LAHD reports that as of March 2025, the Eviction Defense Program provided full scope legal representation to 327 households facing eviction, while an additional 1,841 households received limited scope services. In addition, rental assistance was provided to 96 households under an Unlawful Detainer (UD) filing, totaling \$1.29 million. From the start of the SHLA program through March 2025, the City has provided legal assistance to 18,569 cases, rental assistance to 786 households, and disbursed \$9.1 million in emergency rental assistance. The program has reached 826,987 tenants in person, hosted 867 education events, and provided tenant navigation services to 46,019 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

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 4,192 people who have come inside through Inside Safe operations in every Council District. Affordable housing production has accelerated through emergency actions with 34,264 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 City of Los Angeles Project Homekey 3 projects, 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 ACTIONS**

#### **Executive Directive 1**

On May 5, 2025, the Department of City Planning reported that, since being issued, the Mayor's Executive Directive 1 (ED1) has accelerated the review of over 34,264 affordable housing units. Permits that previously took six to nine months to secure now only take an average of 40 days. In total, 423 affordable housing projects have applied for ED1 with the Department of City Planning, and 351 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 from February 1 - April 30, 2025, thirteen Inside Safe operations and 32 repopulation resolution efforts were conducted, bringing

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

unhoused Angelenos inside to housing and services.

As of this report's publication, LAHSA's data dashboard for the period from April 1 - April 30, 2025 is still pending. However, as of LAHSA's March 31, 2025 data dashboard, 4,192 Inside Safe participants have been served since the program's inception. LAHSA's March 31 Inside Safe dashboard also denotes a retention rate of 61%, and that a total of 935 Inside Safe participants have transitioned to permanent housing solutions from the start of the Inside Safe Program through March 31, 2025.

Inside Safe will continue working to support unhoused Angelenos across all 15 City Council Districts.

### **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 is continuing to coordinate with relevant city departments to draft ED3 implementation guidelines for streamlining affordable housing development on qualified publicly-owned land.

The Mayor's Office is currently working with LAHD and cityLAB, an interdisciplinary research institute at UCLA, to develop a competition for housing on small city-owned sites. This competition aims to generate novel housing typologies on small parcels of land that would generally be overlooked for housing development. cityLAB released the

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

design competition in March 2025. The team is continuing to undergo site selection for an upcoming RFQ release.

### **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. Following the direction of ED7, City Planning has amended Site Plan Review Regulations in the Zoning Code, through the Housing Element Rezoning Program adopted in February 2025 by City Council. 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.

Additionally, City Planning has adopted new construction noise thresholds, reflecting Los Angeles' urbanized context, which will allow many more projects to proceed without needing to complete a full EIR. 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. As of April 30, 2025, over 45 mixed-income housing projects are receiving streamlined permit review under ED7.

## **UPDATES ON MAYORAL ACTIONS**

### **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.

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. On August 13, 2024, 5 sites for a combined 469 beds received full Council and CEQA approval, including the previously approved Midvale/Pico site, and in December, the final site with an additional 51 beds received full Council and CEQA approval, and its PMP was submitted to the state. This is a combined total of 520 interim beds across all sites. These sites are each located in

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

a separate council district, and have been funded through state funding and leveraged philanthropic dollars. The Mayor's Office is currently coordinating with council offices, BOE, and CAO staff to expedite delivery of all six sites. The first of these sites, Midvale Pico in Council District 5, is expected to open by June 2025.

### **RV Solutions**

In order to increase the City's capacity to resolve RV encampments, the Mayor's Office has worked to lease and successfully convert a Metro-owned lot in Council District 9 into storage for RVs relinquished during City encampment resolutions. The City Of Los Angeles Police Commission - Commission Investigation Division (CID) identified a third party administrator to administer the lot. The lot, which received its first RV on April 17, 2025, is an Oversized Vehicle Impound Lot that functions similarly to an Official Police Garage, but is used specifically for targeted RV resolution efforts led by City entities. As of April 30, 2025, 28 RVs have been sent to the lot, all of which originated in Council District 9. Of those vehicles, 4 have been dismantled and 6 have been claimed or released. The Mayor's Office is working with Council District 6 on a second dedicated RV storage lot.

### **Increasing Permanent Housing Placements**

HACLA reports that since December 2022, the agency has executed 14,191 new leases across all Section 8 voucher programs housing a total of 23,044 low-income Angelenos. For the period of February 1 - April 30, 2025, the agency has distributed 863 new unit vouchers through the HCV, VASH, Special Purpose, CoC, HOPWA, EHV, and Moderate Rehabilitation Section 8 programs.

### **House Our Veterans Campaign**

Between January 1, 2025 and April 1, 2025, the Mayor's Office, in collaboration with the U.S. Department of Veterans Affairs (VA) and the Housing Authority of the City of Los Angeles (HACLA), executed a multi-pronged campaign to house veterans experiencing homelessness. The campaign was in response to the number of unused HUD-VASH vouchers (rental subsidies) that could be serving homeless veterans. The campaign launched with a press event hosted by the Mayor on January 2, 2025 at the Bob Hope Patriotic Hall. This event included former VA Secretary Denis McDonough, veteran service providers, and property owners. Over the course of the campaign, the Mayor's Office (in coordination with HACLA, LACDA, and LAHSA) hosted two smaller-scale housing fairs and two larger ones at the Bob Hope Patriotic Hall on February 20, 2025 and March 20, 2025. Both housing fairs at the Bob Hope Patriotic Hall welcomed over

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

100 veterans and dozens of landlords with available housing units. In addition, the Mayor's Office of Housing engaged dozens of landlords throughout the campaign period, identifying nearly 500 units potentially available to veterans with vouchers. Additional units were identified by HACLA and LAHSA.

The campaign resulted in significant increases in both referrals from the VA to the Public Housing Authorities (PHAs), with a total of 419 referrals during the campaign period. In addition, the PHAs received 294 Requests for Tenancy Approvals (RFTAs) for veterans with HUD-VASH vouchers; this is the final step prior to landlords executing contracts with the PHAs. Although the campaign period has ended, the VA, HACLA, and the Mayor's Office are building on the momentum and success of the campaign to continue to support increased utilization of HUD-VASH vouchers, with the ultimate goal of linking all unhoused veterans in Los Angeles to permanent housing.




**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

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DATE: May 6, 2025

TO: Matthew Szabo  
City Administrative Officer  
City Administrative Officer

FROM: Vincent P. Bertoni, AICP   
Director of Planning  
Department of 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 City’s annual progress reports, housing production during the first three full years of the current eight-year Housing Element planning period is as follows:

2022 (January 1 - December 31)	2023 (January 1 - December 31)	2024 (January 1 - December 31)	Annual Average (2022-2024)
23,422 units	18,618 units	17,217	19,752 units

Considering total RHNA progress to-date, current annual housing production averages 19,752 units per year. This production amount is 65 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 for 2025 from Los Angeles Building and Safety (LADBS). According to the provided data, there were a total of 3,934 housing units permitted in the prior quarter period between February 1, 2025 and April 30, 2025. Added

## Attachment 2

to the 994 new units permitted in January 2025, brings the calendar year total to 4,928 units. If this figure is extrapolated to an annual figure, it would project the construction of about 14,781 units in 2025.

These figures indicate a modest reduction in housing production in the beginning of 2025 compared to the prior annual average during the Housing Element period. 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 May 5, 2025, the planning case activity for ED 1 can be summarized as follows:

- There has been a total of 34,264 proposed affordable housing units proposed, of which 26,724 have been approved. It is not known at this which of these have received building permits and therefore counted above.
- There have been 423 cases filed, out of which 351 have been successfully completed, leaving 72 cases pending
- On average, the total processing time for these cases is 40 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](mailto:matthew.glesne@lacity.org).

c:     Marqueece Harris-Dawson, Los Angeles City Council President  
       Dr. Etsemaye Agonafer, Deputy Mayor of Housing, Office of the Mayor Karen Bass  
       Nene Ogbechie, Executive Officer of Housing, Office of the Mayor Karen Bass  
       Elizabeth Ben-Ishai, Senior Director of Interim Housing and Affordable Housing Policy,  
       Office of Mayor Karen Bass  
       Edwin Gipson, Assistant City Administrative Officer, City Administrative Officer  
       Kendra Leal, Senior Administrative Analyst, City Administrative Officer  
       Sandy Li, Administrative Analyst, City Administrative Officer  
       Kevin Keller, Executive Officer, City Planning