

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-06162-0007

Date: February 21, 2025

To: The City Council

From: Matthew W. Szabo, City Administrative Officer
Office of the City Administrative OfficerSubject: **HOMELESSNESS EMERGENCY DECLARATION - 2024-25 THIRD
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 November 1, 2024, through January 31, 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 December 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 November 1, 2024, through January 31, 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 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.

Key Performance Indicators

1. Decrease in the number and size of encampments

Inside Safe Initiative

From November 1, 2024 to January 31, 2025, a total of nine Inside Safe operations were completed. The nine operations were conducted in Council Districts 2, 3, 4, 6, 7, 9, 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 3,896 participants have been connected with interim housing and supportive services through a total of 82 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 945 CARE operations and 1,949 CARE+ operations from November 1, 2024, through January 31, 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 (November 1, 2024 - January 31, 2025)

Program	September 2024 - October 2024	November 2024 - January 2025	Change
CARE+	1,222	1,949	727
CARE	633	945	312
Total Operations	1,855	2,894	1,039

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 January 31, 2025, which includes retroactive data points for five operations between October 2024 through December 2024.

Table 2: Citywide Vehicle Dwelling Operations (May 1, 2022 - January 31, 2025)

Vehicle Dwelling Operations	May 2022 - October 2024	May 2022 - January 2025 ¹	Change
Number of Operations Completed	493	563	70
Number of Vehicle Dwellings Assessed for Intervention	4,001	4,647	646
Number of Environmental Citation Issued	165	168	3
Number of Vehicles Impounded	972	1,109	137
Solid Wastes Collected (t)	1,032	1,208	176
Hazardous Waste Collected (t)	27	32	5
Instances of Storage Service Used	61	63	2
Number of People Experiencing Homelessness Housed	257	317	60

¹ Includes retroactive data points for five operations from October through December 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 388 cases have been opened for 31,523 proposed affordable housing units, as of February 3, 2025. Of the 388 cases, 304 cases have completed processing for a total of 22,737 units approved. The average processing time for the cases has decreased from 44 days to 42 days.

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

DCP Affordable Housing			
Affordable Housing Units	January 2023 - October 2024	January 2023 - January 2025	Change
Open Cases	335	388	53
Number of Units (Open Cases)	27,210	31,523	4,313
Completed Cases	239	304	65
Number of Units (Completed Cases)	17,036	22,737	5,701
Average Number of Completion Days	44	42	-2

LAHD reports processing times for Replacement Unit Determinations (RUDs) and affordability covenants for projects related to ED 1 from November 1, 2024, through January 31, 2025. During the reporting period, LAHD notes a total of 74 RUDs were issued resulting in the requirement for 95 affordable housing replacement units, with an average processing time of 53 days. Relative to affordability covenants, a total of 77 applications were received and 37 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 113 business days.

Housing Production

Based on monthly permit data provided by the Los Angeles Building and Safety (LADBS), the DCP reports (Attachment 2) that 4,254 housing units have been permitted from November 1, 2024, through December 31, 2024. A total of 19,956 dwelling units were permitted in the calendar year 2024. Data regarding January 2025 will be provided in future reports. Additionally, the prior reporting period data has been revised to reflect the accurate unit information as supplemental permits were processed and ongoing data cleaning occurred. 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 - December 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	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
2024 Subtotal		19,956

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 January 31, 2025, the City has entered into 31 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 November 2024 to January 2025, LADWP reports that two projects that provide 50 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 - January 31, 2025)

DWP Project Power House	March 2023 - October 2024	March 2023 - January 2025	Change
Projects	71	73	2
Affordable Housing Units	3,917	3,967	50

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 January 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 - January 31, 2025)

Categories	FY 2022-23 Total	FY 2023-24 Total	July 2024 - Sept 2024	Oct 2024 - Dec 2024	Jan 2025	FY 2024-25 YTD Total
Number of Persons Contacted	39,388	41,627	11,205	8,261	3,772	23,238
Number of Persons Engaged	22,404	24,368	7,131	4,733	1,968	13,832
Number of Exits to Permanent Housing	480	897	205	220	42	467
Number of Exits to Emergency Shelters	4,122	6,260	1,700	1,197	295	3,192
Number of Exits Temporary Destinations	344	584	261	262	92	615

Emergency Housing Vouchers

HACLA reports that since December 2022, the agency has executed 12,357 new leases across all Section 8 voucher programs, housing a total of 19,969 individuals. For the period of November 1, 2024, through January 31, 2025, the agency has utilized 1,382 vouchers. HACLA also reports 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 - January 31, 2025)

HACLA Vouchers	December 2022 - October 2024	December 2022 - January 2025	Change
Number of Vouchers	10,975	12,357	1,382

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 November 1, 2024 to January 31, 2025, LAHD reports that three supportive housing projects with 227 supportive housing units were brought online for a total of 8,307 supportive housing units. Of the 6,431 units, 5,226 HHH-funded housing units are in service as of January 1, 2025.

Preservation

LAHD reports that as of December 31, 2024, all properties in the Skid Row Housing Trust portfolio have exited the receivership to new owners and the Receiver had filed its final accounting motion. The Receiver was discharged during January 2025 and has released the remaining sale proceeds to the City. LAHD funded abatement repairs on a total of 608 units, and prior to the sale closings, the Receiver leased a total of 173 units. This is LAHD's final reporting on the Skid Row properties.

6. An increase in temporary and permanent housing units

Interim Housing

LAHSA reports that the interim housing bed inventory has increased from 17,603 to 18,093 that was previously reported in October 2024. 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 October 2024	Beds as of January 2025	Change
2024 HIC Adult, Youth, and Families	14,072	14,072	0
New Programs since HIC	272	354	82
Safe Parking (Spaces)	364	409	45
HMIS Inventory Module	2,895	3,017	122
Winter Shelter Program ¹	0	241	241
TOTAL City of LA Capacity	17,603	18,093	490

¹ The Winter Shelter Program is active from November 1 to March 31.

Permanent Supportive Housing

LAHD reports that, in the City of Los Angeles, 204 supportive housing projects with 14,135 units are in the pipeline. Of these, LAHD is currently funding the development of 70 supportive housing projects amounting to 5,828 units, of which 4,182 are supportive housing units. Since December 12, 2022, 68 supportive housing projects with 4,376 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

LAHD reports that the department continues to disburse funding under the United to House LA Emergency Rental Assistance Program (ULA ERAP), track eviction warning notices, and provide Measure ULA funds for the representation of renters during eviction proceedings through a partnership with Stay Housed LA (SHLA). All available ULA ERAP funds were issued in 2024 and the program is currently closed.

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 \$30.7 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 16,186 eviction warning notices from November 1, 2024, through December 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 \$64.3 million in unpaid rent.

Table 9: Status of Eviction Warning Notices

Eviction Warning Notices	January 2024 - October 2024	January 2024 - January 2025	Change
Number of Eviction Warning Notices	69,287	85,473	16,186
Number of Notices due to Non-Payment of Rent	64,583	79,697	15,114
Number of Notices due to Violation of Rental Agreement or Lease	2,849	3,596	747
Total Unpaid Rent Claims	\$306,089,084	\$370,355,232	\$64,266,148

LAHD reports that as of December 2024, the Eviction Defense Program provided full scope legal representation to 141 households facing eviction, while an additional 874 households received limited scope services. In addition, rental assistance was provided to 20 households under an Unlawful Detainer (UD) filing, totaling \$282,107. From the start of the SHLA program through December 2024, the City has provided legal assistance to 16,398 cases, and disbursed approximately \$7.8 million to settle 690 applications for rental arrears. The program has reached 754,255 tenants in person, hosted 813 education events, and provided tenant navigation services to 39,049 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

Attachment 1: Appendix from Mayor's Office of Housing & Homelessness Solutions**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 3,896 people who have come inside through 82 Inside Safe operations in every Council District. Affordable housing production has accelerated through emergency actions with 30,000 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

As of January 31, 2025, the Mayor's Executive Directive 1 (ED1) accelerated the review of over 31,523 affordable housing units. Permits that previously took six to nine months to secure now only take an average of 42 days. In total, 388 affordable housing projects have applied for ED1 with the Department of City Planning, and 304 project cases have received entitlements.

Executive Directive 2 - Inside Safe

[Inside Safe](#) was launched under Executive Directive 2 (ED2) in December 2022 to house Angelinos 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 November 1, 2024 - January 31, 2025, Inside Safe participants increased to a total of 3,896 people. This increase is primarily due to new Inside Safe participants from 9 operations and 32 repopulation resolution

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

efforts conducted during this period. Inside Safe's current retention rate is 64%, as noted in the January 31, 2025 LAHSA Inside Safe Dashboard. The number of Inside Safe participants who transitioned to permanent housing solutions between November 1, 2024 - January 31, 2025 increased by 119 to a total of 878 since the start of the Inside Safe Program. Inside Safe will continue working to support unhoused Angelinos 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 has begun coordination with other city departments to draft the ED3 implementation guidelines for streamlining affordable housing development on city-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.

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.

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 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.

RV Solutions

In order to increase the City's capacity to resolve RV encampments, the Mayor's Office identified a Metro-owned lot in Council District 9 that could be leased and converted into storage for RVs relinquished during City encampment resolutions. The City Of Los Angeles Police Commission - Commission Investigation Division (CID) has identified a third party administrator that will administer the lot. This will be an Oversized Vehicle Impound Lot that will function similarly to an Official Police Garage, but be used specifically for targeted RV resolution efforts led by City entities. The lease agreement with Metro has been executed, construction of the perimeter fencing, lighting, power

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

delivery, curb and concrete base has been completed. The lot is expected to be fully completed by the end of February. The Mayor's Office is exploring opportunities for a second dedicated RV storage lot located in a different area of the City.

Increasing Interim to Permanent Housing Placements

HACLA reports that since December 2022, the agency has executed 12,357 new leases across all Section 8 voucher programs housing a total of 19,969 low-income Angelinos. For the period of November 1, 2024 through January 31, 2025, the agency has distributed 1,382 new unit vouchers through the HCV, VASH, Special Purpose, CoC, HOPWA, EHV, and Moderate Rehabilitation Section 8 programs.

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.

On January 2, 2025, the Mayor hosted a press event with VA Secretary Denis McDonough at the Bob Hope Patriotic Hall. This event included veteran service providers and property owners and served as a kick off for the Mayor's public landlord engagement campaign. There were over 100 attendees. Since then, MOH (in coordination with HACLA, LACDA, and LAHSA) has hosted two smaller-scale housing fairs and is planning a larger one at the Bob Hope Patriotic Hall on February 20, 2025. The Mayor's Office of Housing is working closely with the VA to ensure robust attendance by veterans with vouchers in hand.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: February 7, 2025

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.

Attachment 2: Department of City Planning - Quarterly Housing Production Report and Addressing the Local Housing and Homelessness Emergency

The Department has also received updated monthly permit data for 2024 from Los Angeles Building and Safety (LADBS). According to the provided data, there were a total of 3,260 housing units permitted between November 1, 2024 and December 31, 2024. Additionally, supplemental permits were processed and ongoing data cleaning occurred bringing the calendar year total to 19,956. Data regarding the 2025 calendar year will be provided in future reports. These figures indicate a modest reduction in housing production in 2024 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 February 3, 2025, the planning case activity for ED 1 can be summarized as follows:

- There has been a total of 31,523 proposed affordable housing units proposed, of which 22,737 have been approved. It is not known at this which of these have received building permits and therefore counted above.
- There have been 388 cases filed, out of which 304 have been successfully completed, leaving 84 cases pending
- On average, the total processing time for these cases is 42 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
 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