


REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: August 12, 2025

TO: Honorable Members of the City Council

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No.: 25-0577
Assignment No.: 25-08-0640

SUBJECT: Homelessness Emergency Declaration

SUMMARY

On June 20, 2025, Council adopted Motion (McOsker – Raman, Jurado, et al, Attachment I) which instructs the Chief Legislative Analyst (CLA), in coordination with the City Administrative Officer (CAO) and the City Attorney to report back in 30 days on the legislative, budgetary, and legal efforts currently underway, including efforts in the Adopted Budget Fiscal Year 2025-26 (FY 2025-26 Budget), that the City has deployed to address homelessness since the start of the Declaration of Local and Homelessness Emergency initiated by the Mayor (Emergency Declaration). The Motion has two instructions with different reporting periods. The first asks for a 30-day report from the CLA on all pending efforts, including since the adoption of the FY 2025-26 Budget, that the City has deployed to address homelessness since the start of the Emergency Declaration.

Specifically, the instructions ask for a report with data such as the total number of interim housing sites and beds, through all programs and funding sources, that have been established since the emergency declaration, and the differences in how the City has operated, managed, or interacted with those sites. The Motion also asks for all contracts, sole-sourced or otherwise, authorized under the declaration and their current status. And finally, a comprehensive analysis of the legal and budgetary impacts of terminating the emergency declaration, including implications for accessing state and federal emergency funds, waivers, and regulatory flexibilities. The second instruction directs the CLA, with the assistance from relevant departments, to report with a plan that addresses the operational, legal, and fiscal impacts of terminating the local State of Emergency on Homelessness.

With regard to the first instruction, the CLA's Office met with the CAO, Los Angeles Housing Department, and the Los Angeles Homeless Services Authority to discuss the data requested and to determine the impacts of the Emergency Declaration. Furthermore, the CLA worked with the City Attorney's Office and sent a Citywide survey to various departments asking for any contracts they hold under the Emergency Declaration. The CLA's Office also reached out to the Mayor's Office to gain additional insight on the changes in management and operation of homeless services under the Emergency Declaration. The following report responds to the 30-day report instructions and provides the Council with a compilation of data collected. Any gaps in data or analysis have been identified in the report as well. A report in response to the second instruction will follow.

RECOMMENDATION

Note and File as this report is for informational purposes only.

BACKGROUND

On December 12, 2022, Mayor Karen Bass declared a state of emergency on homelessness and activated the City's Emergency Operations Center. The Council adopted a resolution that states there is a local emergency regarding homelessness in the City (C.F. 22-1545). The Resolution states that the Emergency Declaration is needed to address the intensifying crisis on our streets with the urgency and flexibility it demands. The declaration provides the Mayor with authority to lift rules and regulations that slow or prevent the building of permanent and temporary housing and to expedite contracts that prioritize providing people experiencing homelessness with housing solutions.

The Council's resolution with regard to the emergency instructs City departments, agencies, and personnel to continue to perform all duties and responsibilities in this matter to prevent and abate the emergency and process and coordinate all inquiries and requirements necessary to receive assistance available to the City. The Council's resolution to ratify the emergency declaration was amended in February 2023 to add actions to suspend competitive bidding restrictions enumerated in Charter §371(e)(6) and Administrative Code §10.15 and §10.17. It also allowed the CAO and City departments to, upon direction from the Mayor, order any action relative to procurement of construction contracts, service provider contracts, supplies, and equipment for homelessness facilities.

The emergency declaration has been renewed by the Council multiple times since its original adoption. The initial declaration was made on December 12, 2022 and the Council adopted an amending motion to enact actions to suspend competitive bidding restrictions for contracts entered into by City departments in response to the local emergency. Since then, a newer declaration has been made by the Mayor on July 7, 2023. It was last renewed by the Council on May 27, 2025 and will be available for renewal 90 days from that date (Attachment II).

DISCUSSION

Interim Housing Beds

The Motion instructs presentation of a complete list of all interim housing sites and beds that have been established since the emergency declaration. LAHSA has provided a list of all interim housing beds that came online since the establishment of the emergency declaration on December 12, 2022 (Attachment III). The LAHSA data provides each interim housing program name with the service provider that is operating the site and the program start date. The data also indicates whether the program is still in existence. The data shows a total of 3,408 beds in 44 sites during this time period that came online. It should be noted that not all beds were "created" through the emergency. Beds were already in the process of being established and were opened for operation when the declaration took effect. In our discussion with LAHSA, it was stated that they cannot identify which beds came online due to the emergency declaration because it is a City determination. Further, of the 3,408 beds, 584 are no longer active.

LAHSA has stated in the discussion with our Office that the management and establishment of interim housing sites and beds are not directly or significantly impacted by the emergency declaration. The interim housing portfolio has been managed and operated as it has always been. System improvements have been implemented, such as increased bed rate and improved Scope of Required Services and new Key Performance Indicators, due to regular and ongoing City and regional partner collaboration. The Emergency Declaration has not impacted any policy or operation of the interim housing beds.

However, LAHSA provided a memo to our Office in response to this Motion (Attachment IV). The memo provides details on how the Emergency Declaration helped facilitate key LAHSA initiatives. These initiatives include changes to the Coordinated Entry System, convening of various regional partners to aid migrant families in need of homelessness and immigrant services, strengthening of LAHSA's partnership with LA Metro, establishment of public-facing dashboards, and swift response to 2025 LA Wildfires. The memo credits the Emergency Declaration with inspiring changes and facilitating these improvements. LAHSA states in the memo that the emergency responses to migrant families brought from Texas to Los Angeles and to the victims of the Los Angeles wildfire of January 2025 were able to be done through the City's Emergency Operations Center. The memo does not delve into greater detail in how the Emergency Declaration was needed for these actions to be taken. It is not stated in the memo whether these initiatives could have taken place without the Emergency Declaration or, if the Emergency Declaration is terminated, whether the efforts would be undone.

Departmental Contracts

The Motion asks for a list of all contracts, sole-sourced or otherwise, authorized under the declaration and their current status. Our Office sent a survey to departments throughout the City asking whether the Department or the entity holds or has held any contracts, sole-source or otherwise, that were authorized under the emergency declaration. The survey was sent with ample time for the departments to respond. While not all departments have responded to the survey, of the ones that did, Personnel provided two contracts that fall under this category (C-135388 and C-143556). The contracts could have also used COVID Emergency regulations and were not necessarily based on the Emergency Declaration. However, these contracts have expired and Personnel currently does not have any other active contracts authorized under the Emergency Declaration. These contracts were executed for COVID-19 homeless services to provide temporary workers to serve as emergency shelter services staff at congregate or non-congregate homeless shelter facilities.

LAHD also provided a list of two contracts that directly reference the Mayor's Emergency Declaration. These two contracts are used for an outreach campaign to communicate to tenants about existing tenant protections programs offered by the City (C-143116) and a contractor to provide security services at locations and assets owned by The Skid Row Housing Trust (C-142865). Both these contracts have expired and are not active.

The General Services Department (GSD) provided a list of contracts that were awarded during the time period since the establishment of the Emergency Declaration. This list includes various contracts for purchases of sprung structures, trailer/mobile shelter equipment, containers, panels and partitions, and furniture for building interim housing facilities. The active contracts with

renewal options include contracts for dog kennels for shelters, hygiene trailers, trailers for the El Pueblo interim housing site, furniture for shelters, sprung structures, prefabricated cabins, and Pallet Public Benefit Corporation. The full list with expiration dates and options for renewals are attached to this report (Attachment V). If the Emergency Declaration is not renewed, the active contracts would continue as is until their termination dates and if newer contracts are required, they would potentially have to go through the competitive bidding process. Our Office does not have the analysis at this time for which specific contracts would be subject to bid if the Emergency Declaration sunsets.

Finally, there are various Inside Safe contracts that have been executed since the establishment of the Emergency Declaration. The Mayor's Office has not responded to requests from our Office for information and details of their contracts that have been executed in this time period. Our Office does have a list of booking and occupancy agreements (Attachment VI) the City has executed through the Mayor's Office that was accessible through work in a separate report regarding the analysis of wage evaluation. This list should be accurate up to May 16, 2025. If the Emergency Declaration is not renewed, the contracts that are currently in place would continue until the end of the contract period and would potentially be subject to competitive bid if new contracts were to be added.

Impacts

The Motion asks for an analysis of the legal and budgetary impacts of terminating the emergency declaration. Our Office discussed with and received correspondence from various departments that contributed to the findings of what the impact would be from the termination of the Emergency Declaration. Our Office spoke to the CAO, LAHD, LAHSA, City Attorney, and Bureau of Engineering.

The City Attorney's Office pointed to Los Angeles Administrative Code (LAAC) Section 8.33 for what authority the Mayor has and what they would lose were the declaration to terminate. This section states:

(d) A declaration pursuant to this section empowers the Mayor to:

(i) Promulgate, issue and enforce rules, regulations, orders and directives which the Mayor considers necessary to address the emergency. Such rules, regulations, orders, and directives shall take effect immediately upon their issuance, and copies thereof shall be filed in the Office of the City Clerk. The City Council may supersede a rule, regulation, order, or directive by adopting a resolution or ordinance that addresses the same subject matter.

(ii) Commandeer property deemed necessary to meet interim and temporary housing needs and bind the City for the fair value thereof. The City Council may adopt a resolution that imposes limits on action taken under this subsection.

(iii) Require emergency service of any City officer or employee and requisition necessary personnel or material of any City department or agency.

(iv) Order any action relative to the procurement of construction contracts, service provider contracts, supplies, and equipment for homelessness facilities to safeguard life, health or property caused by the emergency.

(v) Suspend competitive bidding restrictions enumerated in Charter Section 371(e)(6) and Los Angeles Administrative Code Sections 10.15 and 10.17 for contracts entered into by City departments and offices in response to the emergency and mitigation efforts related to the emergency, subject to the following:

(1) Such suspension may remain in effect until the Mayor terminates the suspension or the City Council finds the suspension is no longer needed and acts to terminate the suspension;

(2) Contracts using the suspended competitive bidding restrictions specified in this subsection may be for a term no longer than one year; thereafter, further contracting for the same need shall be accomplished by competitive bidding whenever applicable.

Based on this information, it can be understood that the Mayor would not be empowered to promulgate, issue and enforce rules, regulations, orders and directives which the Mayor considers necessary to address the emergency. The Mayor could not commandeer property deemed necessary to meet interim and temporary housing needs, require emergency service of any City officer or employee, order any action relative to procurement of contracts and suspend competitive bidding restrictions. From our query to the departments, and based only on the responses that our Office received, it is evident that departments are mainly relying on the declaration by using parts (iv) and (v) of LAAC 8.33 which relate to contracting. The Mayor's Office stated that Mayor Bass Executive Directive 1 is also contingent on the establishment of the Emergency Declaration (Attachment VII). The Emergency Declaration is the foundation for Executive Directive 1, but there are other, recent actions that can be used as basis for housing production that will be discussed in this Report later.

Bureau of Engineering

The Bureau of Engineering (BOE) has stated that they have been using the Emergency Declaration throughout the design and construction of interim housing projects they manage. BOE has used the initial Shelter Crisis declaration that was put in place by Mayor Eric Garcetti that allowed City departments to codify Los Angeles Municipal Code (LAMC) Section 12.80 for Emergency Homeless Shelters. The code modifications allow the City to build temporary homeless shelters with fewer requirements and planning entitlements, which allow for a quicker construction timeline. BOE states that without a shelter declaration, it would be harder to sole-source directly with contractors, create a shortlist of pre-qualified design firms, fast-track permit processes, and get priority from Los Angeles Department of Water and Power, Los Angeles Bureau of Sanitation, Los Angeles Department Of Transportation, and Caltrans.

However, it is unclear whether Mayor Bass's Declaration of Local and Homelessness Emergency is required for the use of LAMC 12.80. The State Shelter Crisis Declaration pursuant to

Government Code Section 8698, et seq. as adopted by Council and instituted during Mayor Garcetti's term, which is still in effect, should be sufficient (Attachment VIII, CF 15-1138-S33). Our office worked with BOE to gain additional insight on whether the work they are continuing can proceed without disruption if the Emergency Declaration is terminated. Staff at BOE advise that the City would have to ensure that departments are apprised of the Shelter Crisis Declaration and that it would take over for Emergency Declaration.

Department of Building and Safety

Our Office met with the Department of Building and Safety (DBS) to discuss any concerns that they might have about the potential sunset of the Emergency Declaration and if it would impact their permitting process for interim housing facilities and affordable housing projects. DBS opined that as long as the State Shelter Crisis Declaration is in place, the City's projects that were approved under the Emergency Declaration would not be impacted. If the Emergency Declaration does sunset, the City can still use the State Shelter Crisis Declaration to streamline the permitting process through DBS. None of the current projects that have come online through the period of the Emergency Declaration should be impacted as long as the State Government Code Section 8698, et seq. is in place.

Recreation and Parks Sites

During the budget hearing for the Proposed 2025-26 Budget, the Budget, Finance, and Innovation Committee instructed the CLA to report on the impacts of the termination of the Emergency Declaration. The CAO's Office released Budget Memo No. 90 with a cover page which included the CAO's concerns on the impact of Emergency Declaration expiration on the interim housing sites that are located on land under the control of the Department of Recreation and Parks (RAP). Our Office met with the City Attorneys advising RAP to further discuss this concern. The question posed was whether the Emergency Declaration expiration would impede RAP's ability to extend any leases. The RAP City Attorneys opined that the expiration of the Emergency Declaration does not technically impede the RAP Board of Commissioners' ability to extend any leases for interim housing facilities on RAP sites. However, that decision is ultimately and completely predicated on the Board members who can choose to extend or terminate such leases. Their decision has no bearing on whether an emergency declaration exists or not. It is, however, helpful to have an emergency declaration to rely on if there is any pushback from the general public to RAP's use of its property for temporary shelters. But ultimately, this decision would be for the Board of Commissioners to make.

Furthermore, as previously noted, the State Shelter Crisis Declaration pursuant to Government Code Section 8698, et seq. can also be used in place of the Emergency Declaration by the RAP to justify its ability to use its land for temporary shelter, if needed. Therefore, if the Emergency Declaration does not get renewed and expires, the City would not lose its interim housing beds in RAP-controlled sites as long as the RAP Board of Commissioners vote to extend leases for as long as it is needed. The RAP representatives also mentioned that the RAP Board has, previously, approved temporary shelters on their land prior to the Emergency Declaration.

Mayor's Office

Our Office met with the Mayor's Office to discuss the impacts of a potential termination of the Emergency Declaration. The Mayor's Office identified a list of concerns that the expiration of the

Emergency Declaration could pose. One of these concerns is that without the Emergency Declaration, the establishment of the Homeless Emergency Account (HEA) could possibly revert and the Mayor's Office might not have authority and control of the funds in the account. The HEA was originally established through a Motion (C.F. 23-0033) to address the City homelessness crisis and in response to the Emergency Declaration.

In evaluating the Motion, it can be concluded that the establishment of the account is not contingent on the existence of the Emergency Declaration. Further, since the establishment of the account, the Council and Mayor have both approved and adopted multiple budgets which allocate funding for the HEA annually. The Mayor's Office would still have access to the funds and account that was approved by Council and Mayor in the FY 2025-26 Budget. The only limitation on the HEA would be appropriation amount by the Council and Mayor. The only pathway for the appropriation of the HEA to be removed or reduced is by actions of Council and Mayor. The account and the amount in the account should not be impacted by the potential sunset of the Emergency Declaration.

Additionally, the Mayor's Office expressed concern on the impact of not renewing the Emergency Declaration on Mayor Bass Executive Directive 1. Mayor Bass established Executive Directive 1 on December 16, 2022 which has since been revised multiple times with the most recent revision on July 1, 2024. The Executive Directive expedites the processing of shelters and 100 percent affordable housing projects in the City, with eligible projects receiving expedited processing, clearances, and approvals through the Executive Directive 1 Ministerial Approval Process. The Mayor's Office is concerned that Mayor Bass Executive Directive 1 is reliant on the Emergency Declaration and that if the Emergency Declaration does not exist anymore, Executive Directive 1 would not have grounds for existing any more as well. The Mayor's Office stated that there is a draft ordinance and Motions pending in the Housing and Homelessness Committee as well as Planning, Land Use, and Management Committee that could codify and create a permanent ordinance to implement the incentives and directives of Executive Directive 1, however it is not in place yet (C.F. 23-0623-S1).

In terms of the impact on the Mayor's Inside Safe Initiative, the Mayor's Office stated that even without the Emergency Declaration, Field Interventionist Teams would continue to exist and conduct encampment resolution operations through Inside Safe with the longer-term hotel leases and contracts. The longer-term hotel leases would also stay in place and not be impacted and allow for continued operations of Inside Safe. The Mayor's Office stated, however, that if production of affordable housing units slows down or reduces due to expiration of Executive Directive 1 via expiration of Emergency Declaration, then there would not be enough beds for permanent exits from the Inside Safe Initiative. There will be less throughput in the system with people experiencing homelessness staying in interim facilities and not exiting to permanent interventions.

Planning Department

Our Office discussed these concerns with the Planning Department. The Planning Department tracks and monitors local, state, and federal policies that aid in faster and easier production of affordable and interim housing interventions. The Planning Department has identified State and local regulatory and legislative actions that support expedited action and affordable housing such that even if Mayor Bass Executive Directive 1 becomes unenforceable as a result of the sunset of

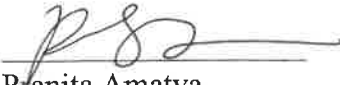
the Emergency Declaration, other policies should cover almost all affordable housing production incentives and streamlining. These policies include the Citywide Housing Incentive Program (CHIP) and Affordable Housing Incentive Program (AHIP). The Planning Department advises that almost 90 percent of Executive Directive 1 is covered through CHIP and AHIP. Additionally, the Site Plan Review Amendment for Affordable Housing (Ordinance No. 165,691) exempts affordable housing units from being counted towards the residential unit thresholds (50 units) that trigger discretionary review under Site Plan Review. Furthermore, the Housing Element Sites and Minimum Density Ordinance implemented the ministerial requirements of housing element law for "Prior Housing Element Sites" (sites identified with capacity for new housing in two or three consecutive housing elements) as well as "Lower Income Rezoning Housing Element Sites" which are sites that were rezoned as part of the rezoning program and meet certain criteria for lower income sites. There is also State legislative action that encourage and allow the City to incentivize affordable housing production. AB 130, the California budget trailer bill, provides CEQA exemption to infill housing development projects.

These additional State and City legislative actions provide the City with the necessary tools to expedite affordable housing. But it may be advantageous to amend City code to ensure that it is clear and consistent with State law. The draft ordinance codifying Executive Directive 1 (C.F. 23-0623-S1) could achieve this and potentially mitigate any risk of losing new potential affordable housing projects and units in case Executive Directive 1 is made invalid with the sunset of the Emergency Declaration.

CONCLUSION

With regard to the contracts and programs, we were able to determine, based on what was provided to our Office by departments during the process of writing this report, day-to-day management of interim housing beds and sites and contracts with service providers will not be impacted. Any contract or approval and allocation of interim housing funding would still go through the committee and Council approval process. The departments who shared active contracts that have been executed during the period of Emergency Declaration which bypassed the regular procurement process and/or opted for sole-sourcing would continue through the end of the contract period. According to the LAAC Code Section 8.33 "...further contracting for the same need shall be accomplished by competitive bidding whenever applicable." This would provide the City with time to find an alternative or renegotiate the contract, if needed. Further, BOE's and DBS's reliance on an emergency with regards to their construction of interim housing sites can utilize the State Shelter Crisis Declaration in the case of termination of the Emergency Declaration. For concerns regarding the slow down or reduction of affordable housing production, there are other legislative actions and policies in place that could cover any gap that would be created with the invalidation of Mayor Bass Executive Directive 1 with the sunset of Emergency Declaration.

Our Office will be reporting further on the directions in the Motion regarding a plan to address operational, legal and fiscal impacts of terminating the Emergency Declaration that had longer reporting timeline. This future report will also include any information that could not be incorporated into this report due to time restraints or pending responses.


Pranita Amatya
Analyst

Attachments:

- I. Motion.
- II. Emergency Declaration
- III. LAHSA's inventory of interim housing beds since the declaration.
- IV. LAHSA's Memo.
- V. General Services Department contract list.
- VI. Inside Safe Booking and Occupancy Agreements.
- VII. Mayor Bass Executive Directive 1
- VIII. Status Report to the State on California Shelter Crisis.

HOUSING & HOMELESSNESS

MOTION

As the governing body of the City of Los Angeles, the City Council is responsible for setting policy, enacting legislation, and overseeing the delivery of services to Angelenos. To carry out these duties effectively, the Council must be able to operate with its full Charter authority, advancing its legislative priorities, conducting oversight, and addressing the institutional needs of the City outside the constraints of emergency structures.

In December 2022, the City of Los Angeles declared a local State of Emergency on Homelessness to address the intensifying crisis on our streets with the urgency and flexibility it demands. This declaration has enabled the City to accelerate the procurement of services, establish shelter and housing interventions more rapidly, and coordinate cross-agency responses. Since the initial passage and ratification of the declaration, the City no longer meets all of the criteria that were the basis of establishing the emergency as outlined in the Los Angeles Administrative Code Section 8.33.

Homelessness remains an urgent humanitarian crisis facing the City. As Los Angeles continues to invest in housing and supportive services, it is increasingly important to enable the City Council to exercise legislative and oversight authority through the normal course of Council business and processes, outside the confines of a declared emergency. Toward this end, the Council has initiated the process to establish the Bureau of Homelessness Oversight within the Los Angeles Housing Department in the revised Budget Fiscal Year 2025-2026 (Council File 25-0600).

As the City Council considers the process to terminate the local emergency declaration as set forth in the Los Angeles Administrative Code Section 8.33, the governing body must be equipped with comprehensive information about the operational, legal, and fiscal implications of such an action. To guide this determination, the Council must evaluate the scale and scope of current resources mobilized under the emergency's existence, and to be presented with data to adopt a plan to transition out of emergency operations and into a normal functioning of the local government as contemplated by the City Charter, Municipal Code and administrative regulations.

I THEREFORE MOVE that the City Council instruct the Chief Legislative Analyst (CLA), in coordination with the City Administrative Officer (CAO) and the Office of the City Attorney, to report back in 30 days on the legislative, budgetary, and legal efforts currently underway, including pending efforts in the revised Budget Fiscal Year 2025-2026 (Council File 25-0600), that the City has deployed to address homelessness since the start of the local State of Emergency on Homelessness, with specific data on:

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1. The total number of interim housing sites and beds, through all programs and funding sources, that have been established since the emergency declaration, and the differences in how the City has operated, managed, or interacted with those sites;
2. A list of all contracts, sole-source or otherwise, authorized under the declaration and their current status (including remaining duration and available funding), the impacts of how the expiration for these contracts would affect the speed and flexibility of service delivery, the City Council's legal and administrative authority to continue or renew such contracts after the emergency ends, risks to service continuity and provider retention as a result of transitioning back to competitive procurement; and
3. A comprehensive analysis of the legal and budgetary impacts of terminating the emergency declaration, including implications for accessing state and federal emergency funds, waivers, and regulatory flexibilities.

I FURTHER MOVE that the City Council instruct the CLA, with assistance from the Los Angeles Housing Department (LAHD), and in coordination with the CAO and the Office of the City Attorney, to report back in 60 days with a plan that addresses the operational, legal, and fiscal impacts of terminating the local State of Emergency on Homelessness, with specific guidance on:

1. Incorporation of the pending efforts in the revised Budget Fiscal Year 2025-2026 (Council File 25-0600) that the City can deploy to address homelessness, as well as efforts aimed at implementing departmental and Council oversight;
2. Recommendations for preserving critical functions and services through permanent legislative or administrative mechanisms, specifically for services associated with interim housing placements and Inside Safe operations;
3. Operational and procedural steps to be taken for each agency to maintain services during and after the transition, and their associated timelines needed to adjust to the transition;
4. Assurance throughout the transition process, and upon the termination of the declaration, that the City maintains a priority to ensure legal obligations are met throughout the transition; and
5. Recommendations throughout the transition process, and upon the termination of the declaration, that allow the City to advance homelessness and housing efforts more proactively for improving coordination, funding flexibility, and legal authority.

I FURTHER MOVE that the City Council instruct the Office of the City Attorney and the CLA to report back in 60 days with guidance on the coordination required to implement the aforementioned requests, while also taking into account the obligations of the County of Los Angeles based on (1) the County's recent action to establish a new department for regional

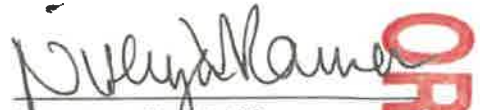
homeless services; (2) the pre-existing statutory obligations of the County to provide for indigent care; and (3) the County's obligations under the voter-approved Measure A resources and governance.

PRESENTED BY:



TIM McOSKER

Councilmember, 15th District



NITHYA RAMAN

Councilmember, 4th District

ORIGINAL

SECONDED BY:



RESOLUTION

WHEREAS, on July 7, 2023, the Mayor declared a state of local emergency concerning persons experiencing homelessness in the City of Los Angeles, noting in her declaration that despite significant progress, the City still faces a critical shortage of local affordable housing and that the number of unhoused and unsheltered people remains far too high; and

WHEREAS, the City, despite having made significant progress, has seen an increase in the number of unhoused people, and has, at any given time, approximately 45,000 people experiencing homelessness Citywide; and

WHEREAS, the unhoused population in the City is greater than two times the total number of interim beds, as established in the annual Homeless Inventory Count submitted by the federal Department of Housing and Urban Development; and

WHEREAS, the City's housing supply is projected to be at least 40 percent below its annual housing production goals as established in the Housing Element approved by the State Department of Housing and Community Development, and reported in the City Planning Department's quarterly Housing Production Report; and

WHEREAS, in accordance with LAAC section 8.27, *et seq.*, the Mayor previously declared a state of local emergency due to the existence of a homeless crisis on December 12, 2022; and

WHEREAS, the concerns articulated in the recitals in the December 2022 declaration and the subsequent Council resolution ratifying the December 2022 declaration of local emergency concerning that homeless emergency remain true and are hereby incorporated by reference;

NOW THEREFORE, the Council of the City of Los Angeles **RESOLVES** that:

1. A local emergency regarding homelessness existed in the City of Los Angeles (City) within the meaning of Los Angeles Administrative Code (LAAC) section 8.33, *et seq.*, at the time of the Mayor's July 7, 2023, Declaration of Local Emergency, and the City Council reaffirms that the local emergency did exist in the City at that time and because the local emergency continues to exist within the City, within the meaning of LAAC section 8.33, *et seq.*, there is a need to renew the declaration of local emergency, which the City Council hereby ratifies and continues through 90 days from the adoption of this Resolution;
2. The Mayor shall continue to be empowered to respond to the local emergency as granted in LAAC section 8.33; and
3. The City Clerk is hereby instructed to forward copies of this Resolution to the Governor of the State of California, the Director of the Office of Emergency Services of the State of California, the Los Angeles County Office of Emergency Management, and the Los Angeles County Board of Supervisors.

I hereby certify that this Resolution was approved by the Council of the City of Los Angeles at its meeting of _____.

PETTY F. SANTOS, Interim City Clerk

By _____
Deputy

File No. 22-1545

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 5/27/2025
BY A MAJORITY OF ALL ITS MEMBERS



By *Carmen Rodriguez*
DEPUTY

ATTACHMENT III

Grant Identifier	Agency Name	Program Name	Program Operating Start Date	Program Operating End Date	Latest Bed Inventory (Current or as of Last Day of Operation)
AD-BH-PHKCO-016-01	National Health Foundation	PHK CITY Arleta Enhanced Older Adults	2024-09-19		69
AD-BH-RTV-012-01	Volunteers of America of Los Angeles	Tiny Home Sun Valley	2023-03-01		155
AD-BH-RIH-029-01	JWCH Institute, Inc.	Bridge Housing Roadmap New Beginnings/Cypress Park	2023-08-01		193
AD-BH-RIH-028-01	Volunteers of America of Los Angeles	Bridge Housing Roadmap Long Beach	2023-11-27		138
AD-BH-RIH-022-01	People Assisting the Homeless (PATH)	Bridge Housing City Roadmap Highland Gardens	2022-12-19		111
AD-BH-RIH-024-01	Volunteers of America of Los Angeles	Bridge Housing City Roadmap Bailey	2023-03-24		56
AD-BH-RIH-024-01	Volunteers of America of Los Angeles	FSC Crisis Housing Roadmap Bailey	2023-03-15		5
AD-ISP-AEPH-001-01	People Assisting the Homeless (PATH)	Inside Safe Hotel/Motel Voucher Program	2023-02-01		190
AD-ISP-AEPH-002-01	The People Concern	Inside Safe Hotel/Motel Voucher Program	2023-01-01		145
AD-ISP-AEPH-004-01	St. Joseph Center	Inside Safe Hotel/Motel Voucher Program	2023-01-01		224
AD-ISP-AEPH-005-01	LA Family Housing Corporation (LAFH)	Inside Safe Hotel/Motel Voucher Program	2023-02-01		65
AD-ISP-AEPH-003-01	Special Service for Groups, Inc.	Inside Safe Hotel/Motel Voucher Program	2023-02-01		220
AD-ISP-AEPH-006-01	Hope of the Valley Rescue Mission	Inside Safe Hotel/Motel Voucher Program	2023-03-01		181
AD-TH-Y-032-01	Safe Place for Youth	CES Transitional Housing Lighthouse	2023-03-22		15
AD-ISP-AEPH-007-01	First To Serve Inc.	Inside Safe Hotel/Motel Voucher Program	2023-03-22		83
AD-ISP-AEPH-008-01	Harbor Interfaith Services	Inside Safe Hotel/Motel Voucher Program	2023-05-01	2024-01-23	87
AD-ISP-AEPH-009-01	Weingart Center Association	Inside Safe Hotel/Motel Voucher Program	2023-05-01	2024-12-16	0
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing Abundant Blessings	2023-07-01		89
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing Connections for Women	2023-07-01		53
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing Fair Opportunities for Change	2023-07-01		14
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing LA Global Care	2023-07-01		102
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing Motor Cycle Riders for Homeless Parol	2023-07-01		12
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing New Reflections	2023-07-01		16
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing 51st Street	2023-07-01		14
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing Sustainable Futures	2023-07-01		10
AD-CH-WS-021-01	Home at Last Community Development Corporation	Winter Shelter Program Broadway SPA 6	2023-10-12	2024-03-31	50
AD-CH-WS-019-01	New Reflections Inc.	Winter Shelter Program Western SPA 6 - Inactive	2023-10-12	2024-03-31	60
AD-CH-WS-024-01	Abundant Blessings, Inc.	Winter Shelter Program Ardmore SPA 6	2023-10-12	2024-03-31	32
AD-CH-WS-020-01	Bryant Temple CDC	Winter Shelter Program Second AME SPA 6 - Inactive	2023-10-12	2024-03-31	60
AD-CH-CH-027-01	Special Service for Groups, Inc.	SSG FSC Crisis Housing LA Global Care 48th St	2023-07-01		6
AD-CH-AWS-027-01	Assured Lifestyle Housing Inc	Augmented Winter Shelter Lake View Terrace SPA 2	2023-11-01	2023-11-30	70
AD-CH-AWS-028-01	Support Solutions	Augmented Winter Shelter Echo Community Center SPA 4	2023-11-01	2023-11-30	50
AD-CH-WS-034-01	Assured Lifestyle Housing Inc	Winter Shelter Program El Don Motel SPA 6	2023-11-21	2024-04-02	11
AD-CH-WS-032-01	Assured Lifestyle Housing Inc	Winter Shelter Program One Ten Motel SPA 6	2023-11-28	2024-04-02	9
AD-CH-WS-033-01	First To Serve Inc.	Winter Shelter Program Vernon SPA 6	2023-12-01	2024-03-31	41
AD-BH-RTV-020-01	Volunteers of America of Los Angeles	Tiny Home Village Boyle Heights	2024-02-15		144
AD-CH-AWS-029-01	First To Serve Inc.	Augmented Winter Shelter Vernon SPA 6	2023-12-01	2024-03-31	41
AD-ISP-AEPH-011-01	Weingart Center Association	Inside Safe Mayfair Hotel	2024-03-01		244
AD-BH-RIH-021-01	Hope of the Valley Rescue Mission	Tiny Home Village Echo Park Lake	2024-05-01		38
AD-BH-RIH-031-01	Volunteers of America of Los Angeles	CES Bridge Housing City Alliance Sunset CD13	2024-06-24		52
AD-ISP-AEPH-013-01	Abundant Blessings, Inc.	Inside Safe Hotel/Motel Voucher Program	2024-08-01	2024-10-11	71
AD-ISP-AEPH-014-01	Weingart Center Association	Inside Safe (San Pedro)	2024-08-01		58
AD-ISP-AEPH-015-01	BARE Truth Inc	Inside Safe Hotel/Motel Voucher Program	2024-10-01		71
AD-ISP-AEPH-016-01	Union Rescue Mission	Inside Safe Hotel/Motel Voucher Program	2025-04-01		53



707 Wilshire Blvd., 10th Floor
 Los Angeles, CA 90017
 Ph: 213 683.3333
 Fax: 213 892.0093
 TTY: 213 553.8488
 www.lahsa.org

MEMO

To: Ed Gipson, Office of the City Administrative Officer
 John Wickam, Office of the Chief Legislative Analyst

From: Paul Rubenstein, Deputy Chief External Relations Officer

Date: June 18, 2025

Re: Report on Local State of Emergency on Homelessness (Council File: 25-0577)

The Los Angeles Homeless Services Authority (LAHSA) is pleased to submit this memorandum in response to the Office of the City Administrative Officer and Office of the Chief Legislative Analyst's report to the Los Angeles City Council in response to [Council File 25-0577](#). The information provided below highlights how Los Angeles Mayor Karen Bass's Local State of Emergency on Homelessness declaration helped facilitate key LAHSA initiatives.

Key Initiatives

1. Improved Permanent Supportive Housing Matching and Efficiency. The Mayor's Local State of Emergency on Homelessness declaration has helped inspire changes to the Coordinated Entry System (CES), which LAHSA manages. These changes were designed to accelerate throughput to permanent Housing. Key shifts to CES highlighted in that report include:

- Prioritizing "Document Ready" Households
 - Households experiencing homelessness whose state-issued IDs and Social Security cards have been uploaded into the Homeless Management Information System (HMIS).
- Prioritization and Matching Policy Revisions
 - Service providers and LAHSA matching staff are expected to work closely with case managers and program managers to identify households that would maximally benefit from PSH from a pool of those who have scored above a threshold level on the assessment tool. This guidance represents a shift away from the use of a long community queue ranked in linear order based on triage tool assessment scores.
 - Various approvals and steps that have historically happened outside the purview and influence of the CES are now coordinated by LAHSA to ensure swift lease-ups.
- Location Focused Matching
 - LAHSA reimagined the use of the CES specifically for project-based PSH that prioritizes an equity-driven approach when matching clients to a PSH unit. One added feature includes utilizing a building-by-building localized approach to ensure



707 Wilshire Blvd., 10th Floor
Los Angeles, CA 90017
Ph: 213 683.3333
Fax: 213 892.0093
TTY: 213 553.8488
www.lahsa.org

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timely throughput. LAHSA pulls client rosters from CES programs in the surrounding community to invite them to apply.

- **“Batch” Matching**
 - Twice as many households are invited to apply to PSH units compared with the number of units available (e.g. 40 applicants for 20 units). This reduces time spent searching for additional applicants during the lease-up process and recognizes that every household matched will not necessarily want the unit.
- 2. **Rapid Response to Assist Migrant Families in Los Angeles.** In 2024, larger cities across the U.S. witnessed a sharp increase in migrant families in need of homeless and immigrant services. Buses filled with migrant families were brought from Texas to Los Angeles with very little warning, necessitating a rapid response to connect households with appropriate services. In response, LAHSA, in partnership with the Mayor’s office, convened multiple City and County departments to act quickly to get these families indoors with all available resources, with a focus on families with children living in Skid Row. The LA County Office of Immigration Affairs also partnered with LAHSA and immigration service providers to train homeless outreach staff on culturally appropriate techniques to engage families, as well as steps to follow to connect with legal, consulate, and immigration services. Regular calls were held with service providers, LAHSA, County departments, and elected offices from the City and County of Los Angeles.
- 3. **LAHSA/LA Metro Partnership.** LAHSA strengthened its partnership with LA Metro to connect people experiencing homelessness on the transit system to services. This includes direct referrals into LAHSA’s Broadway Welcome Navigation Center, where people are housed and provided with case management and housing navigation services immediately. These referrals are targeted for after-hours when other shelters are not accepting new clients and clients reach the “end of line” at Metro stations as the system shuts down for the night. The Welcome Navigation Center allows 24/7 intake from referral sources. Now, LA Metro has a direct referral pathway when their teams encounter someone experiencing homelessness at their stations.
- 4. **Public-Facing Dashboards.** In our attempts to bring better data transparency to the City of Los Angeles, LAHSA rolled out a series of new data dashboards over the past two years since the declaration began. The dashboards allow Council Members and their staff to see specific details about Outreach and Interim Housing system throughput in their districts, such as the number of referrals to interim housing from outreach, number of those in interim housing that are document ready, number of those that have been referred to housing navigation, aggregate exit destinations, interim housing lengths of stay, etc., so that they can better support their local outreach teams and Interim Housing sites. The data on the dashboard can be sorted by geography, provider, and other factors so that



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Los Angeles, CA 90017
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TTY: 213 553.8488
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Council Members and their staff can focus on specific performance criteria. Each Council Office has been trained in using these dashboards, hosted by Tableau. Further, these dashboards were made available to the public at the same time. A new interim housing bed inventory module was rolled out in May 2025 that displays real-time data on bed availability and reasons that beds are offline. Never has such information been available to our stakeholders.

5. **Emergency Response to the 2025 Los Angeles Wildfires.** In response to the Los Angeles wildfire emergencies in January 2025, LAHSA acted swiftly to ensure those impacted were provided with emergency shelter, housing, and support services. LAHSA coordinated all its efforts through the City's Emergency Operations Center (EOC) and the County's Emergency Centralized Response Center (ECRC) where LAHSA staff were stationed. LAHSA also sent email updates twice a day, providing as much information about LAHSA's efforts, including our work at Disaster Recovery Centers, connecting those who were experiencing pre-disaster homelessness to available shelter beds. LAHSA also worked closely with the City and County to ensure that homeless-related needs were addressed in real time through regular communication. By coordinating directly with elected officials and homelessness service providers, LAHSA was able to allocate resources efficiently and in an equitable manner. LAHSA outreach teams distributed fire safety information and offered temporary housing at motels and LAHSA's Welcome Navigation Center. LAHSA also provided essential items such as meals, water, and N95 masks. Additionally, outreach teams maximized the use of available vouchers and beds to ensure as many people as possible were brought indoors. These resources played a crucial role in helping individuals find shelter during this crisis, with LAHSA working tirelessly to provide immediate housing options for those affected.

Status Date: 11/01/19, Updated 03/01/2023, 02/20/2024, 6/24/2025

Awarded:

18*262 Design Space Modular - Trailer, Mobile Shelter, Lease >\$100K Update: This was a lease contract that expired 08/15/2019. Total expended \$532,004.65

18*315 Design Space Modular – Trailer, Mobile Shelter, Purchase & Lease
Expired 10/31/23, no remaining renewal options. Total expended \$17,642,682.69

18*340 Sprung Instant Structures – Structure, Shelter, Stressed Membrane, Fabric
Expired 07/31/2023, no remaining renewal options. Total expended 4,375,954.94

18*355 Shelter Structures America – Structure Shelter, Membrane, Fabric
Expired 07/31/2023, no remaining renewal options. 0 usage.

19*75 ARCHI.TXTURE LLC - Partitions, Panels, for Homeless Shelters (Catalyst), Mattresses
Expired 11/30/2023, no remaining renewal options. Total expended \$2,380,492.59

19*101 GBO Homes LLC – Container, Up-Cycled
Expired 01/31/2024, this contract has had 0 usage.

19*103 Total Corp Solutions – Furniture: Bed Frame & Cabinet
Expired 12/31/2023, this contract has 0 usage.

Note: ARC 19*92 with Amazon Business Services was not awarded specifically for ABH procurement but has been used to purchase dog kennels for the shelters.

Expires 01/18/2026, 1 (2-year) remaining renewal option. Total expended \$318,561.46

OPO 20*200308 Comforts of Home - Hygiene Trailers

OPO 20*300152 Comforts of Home - Hygiene Trailers

OPO 20*301755 Montondo Trailer, LLC – Hygiene Trailers

20*64 DSMBI contract for el pueblo leased trailers – rec and parks contract 3601 replaced original 18*262 rec and parks contract 3497 Expired 06/30/2021, lease contract. Total expended \$115,378.47

20*601583 & 20*601584 Field Turf assigned 02/03/20 (Dolly).

ARC 210000000005 – Trailer, Hygiene

Expired 08/31/2025, Total expended \$1,690,289.58

23*098 United Site Services - contract for Mayor's Special Hygiene Program expires 04/30/26, 7 existing renewals. Total expended \$2,924,397.21

24*048 Life Ark SPC – Prefabricated Modular Factory-Built Housing and Components, awarded for CD-5. Expired 11/30/2025. Total expended \$2,532,191.20.

25*015 Pivot Interiors, Inc. Furniture, Homeless Shelters, Mfg. Gebesa expires 9/30/25 and has 4 renewal options. Total expended amount: \$0.00

20*123 Pallet PBC – Awarded 3/20/2020, expires 10/31/2025. Total expended amount \$9,931,378.97

25*020 Sprung Instant Structures, Shelter, Stressed Membrane, Fabric

Awarded 10/01/2024 expires 11/30/2027. 7 existing renewal options. Total expended amount \$0.00.

25*008 Boss Homes LLC, Prefabricated, Cabins, Emergency Sleeping Awarded 10/01/2024 for 2 years with 2 renewals. Currently expires 09/30/2026. Total expended amount: \$0.00

Hotel Name	Contract File	Agreement Type
Ace Motel	<u>C-144428</u>	Booking
Antonio Hotel	<u>C-145494</u>	Occupancy
Atlas Motel	<u>C-143658</u>	Booking
Budget Inn (North Hills)	<u>C-144008</u>	Booking
Budget Motel	<u>C-143601</u>	Booking
Canoga Hotel	<u>C-145931</u>	Occupancy
Central Inn	<u>C-200596</u>	Occupancy
Cornett Motel	<u>C-143294</u>	Booking
Crenshaw Inn Motel	<u>C-144009</u>	Booking
Deluxe Inn	<u>C-143542</u>	Booking
Dusk Hollywood	<u>C-145912</u>	Occupancy
Full Moon Inn	<u>C-143286</u>	Booking
Good Knight Inn	<u>C-145064</u>	Booking
Highland Park Motel	<u>C-200622</u>	Occupancy
Hilltop Motor Inn	<u>C-143603</u>	Booking
Hollywood Inn Express North	<u>C-144289</u>	Occupancy
Hollywood Inn Express South	<u>C-144290</u>	Occupancy
Hollywood La Brea Inn	<u>C-145570</u>	Occupancy
Horizon Inn Motel	<u>C-143694</u>	Booking
Hotel Dreamscape	<u>C-145183</u>	Booking
Hotel Silverlake	<u>C-143600</u>	Booking
Hyde Park Motel	<u>C-143540</u>	Booking
Jolly Motel	<u>C-144767</u>	Booking
Las Palmas	<u>C-143293</u>	Booking
Lux Inn	<u>C-143534</u>	Booking
Marina 7	<u>C-144545</u>	Occupancy
Monterey Inn	<u>C-143858</u>	Booking
Motel 6 Canoga Park	<u>C-200476</u>	Occupancy
Olive Motel	<u>C-145185</u>	Booking
Palm Motel	<u>C-143653</u>	Booking
Palm Tree Inn	<u>C-144144</u>	Booking
Paradise Inn	<u>C-143672</u>	Booking
Park Motel	<u>C-143284</u>	Booking
Rosabell Motel	<u>C-143288</u>	Booking
Sahara Inn	<u>C-143292</u>	Booking
Starlight Inn	<u>C-145133</u>	Booking
Stuart Hotel	<u>C-144554</u>	Occupancy
Top Hat Motel	<u>C-200597</u>	Occupancy
Travel Inn	<u>C-144416</u>	Booking
Universal Inn	<u>C-144597</u>	Occupancy
Vista Motel	<u>C-144459</u>	Booking
Willow Tree Inn and Suites	<u>C-201296</u>	Occupancy



July 1, 2024

Re: Mayor Bass Executive Directive No. 1 (3rd Revised)

Dear Colleagues,

Executive Directive 1 (ED1) has led with historic urgency to bring Angelenos inside and provide new housing in Los Angeles, having expedited more than 18,000 affordable units in the City thus far. Today I issued a revision to Executive Directive 1 to continue this progress and provide regulatory guidance to new 100% affordable housing proposals so that as we build, we build better.

The revision will create additional protections for existing residential tenants, ensure the protection of historic resources, create safeguards for projects in very high fire risk areas and industrial sites, and improve the design, landscaping, and open spaces of new affordable housing. As the permanent Executive Directive 1 program is considered by Council, we can't forget about those who are building these projects and I am prepared to support labor standards and protections for qualifying 100% affordable ED1 projects receiving streamlined approvals. It is also important that we include regulations to promote geographic equity and the distribution of affordable housing citywide. I remain committed to making this program to boost affordable housing production a permanent part of our city codes and I thank the City Council for their continued work to make this a reality.

Sincerely,

A handwritten signature in blue ink that reads 'Karen Bass'. The signature is fluid and cursive, with the first name 'Karen' and last name 'Bass' clearly legible.

KAREN BASS
Mayor



EXECUTIVE DIRECTIVE NO. 1

Issue Date: December 16, 2022

Revised: June 12, 2023

Revised: July 7, 2023

Revised: July 1, 2024

Subject: Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types

INTRODUCTION

To aid in swiftly sheltering people who are unhoused in the City of Los Angeles, and by virtue of the authority vested in me as Mayor of the City of Los Angeles under Section 231(i) of the Los Angeles City Charter and the provisions of Section 8.33 of the Los Angeles Administrative Code, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately, that:

1. Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 and 1A of the LAMC or other Project Review, including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, and Haul Routes per LAMC Section 91.7006.7.5, and related Public Works reviews, including LAMC Section 62.161 through 62.178 and Section 46.00 through 46.06, as long as such plans do not require any zoning change, variance, or General Plan amendment, and in no instance shall the project be located in a single family or more restrictive zone. Furthermore, all eligible projects shall be consistent with the following standards:
 - A. The project site does not include any parcels located in a manufacturing zone that does not allow multifamily residential uses.

- B. The project is not located on a hazardous waste site that is listed pursuant to California Government Code Section 65962.5 or a hazardous waste site designated by the State Department of Toxic Substance Control pursuant to Section 25356 of the Health and Safety Code, unless the applicable regulatory authority has made a determination that the site is suitable for residential or residential mixed uses.
- C. Project sites that are or were previously used as a gas or oil well as identified by the California Geologic Energy Management Division shall not be approved until a Phase I environmental assessment, as defined in Section 25319.1 of the Health and Safety Code, is completed, and a Phase II environmental assessment, as defined in subdivision (o) of Section 25403 of the Health and Safety Code, is completed if warranted. A “No Further Action” letter, or some other comparable documentation issued by the appropriate regulatory agency shall be required to establish eligibility for this program.
- D. The project does not include any parcels that are located in the Very High Fire Hazard Severity Zone portion of the Hillside Area Map per Council File 09-1390.
- E. The project does not include any parcels that are included in the National Register of Historic Places or the California Register of Historical Resources, either individually or within a historic district, or included within a Historic Preservation Overlay Zone (HPOZ), or designated as a City Historic-Cultural Monument, does not include any eligible historic or architectural resource located in the Westwood Village Specific Plan, Central City West Specific Plan, Echo Park CDO District, or the North University Park Specific Plan, and does not include any eligible historic resource identified within the South Los Angeles Community Plan Implementation Overlay (CPIO) Section 1-6.C.5.b, the Southeast Los Angeles CPIO Section 1-6.C.5.b, the West Adams CPIO Section 6.C.5.b, or the San Pedro CPIO Section 7.C.5.b
- F. All at grade or above grade parking shall be screened with active uses or visually opaque materials and treatments along all facades visible from public rights-of-way, excluding driveway/garage entrances.
- G. Any building fronting a public street shall have at least one pedestrian entrance facing a public street. Pedestrian access to the street facing entrance shall be provided.
- H. All floors located above the ground floor shall have glazing equivalent to a minimum of 20 percent of the facade area. Ground floor facades in commercial zones fronting the primary street shall have glazing equivalent to a minimum of 30 percent of the facade area.

- I. For a project site with a residential zoning classification, the entire project site's zoning, prior to the granting of any density bonus, shall permit the construction of 5 or more residential units, rounded up to the nearest whole number, on the project site.
- J. Projects seeking Density Bonuses under LAMC Section 12.22A.25 shall be eligible for no more than five incentives and one waiver. Furthermore, any project seeking off-menu incentives, waivers, or modifications of any development standard(s) not on the menu described in LAMC Section 12.22A.25(g)(3) shall be limited as follows:
 1. A project in a residential land use designation shall be eligible to request no more than a 100 percent increase in floor area, or up to a floor area ratio of 3.5 to 1, whichever is greater.
 2. A project in a residential zone shall be eligible to receive no more than a total project height increase of three stories, or 33 feet, in excess of the otherwise applicable height limit imposed by the project's zoning.
 3. A project in a residential land use designation shall provide no less than a side yard setback of 5 feet and a rear yard setback of 8 feet. A reduction of front yard setbacks shall be limited to maintain the average of the front yards of adjoining buildings along the same street frontage. If located on a corner lot or adjacent to a vacant lot, the front yard setback may align with the facade of the adjoining building along the same front lot line. If there are no adjoining buildings, no reduction in the front yard setback is permitted. For the purpose of requesting an off-menu incentive or waiver to reduce required yards, all adjustments to individual yards or setbacks may be combined to count as one off-menu incentive or waiver.
 4. A project shall be eligible to request no more than a 50 percent reduction in the otherwise required open space.
 5. A project shall be eligible to request no more than a 50 percent reduction in the otherwise required bicycle parking
 6. A project shall be eligible to request no more than a 25 percent reduction in any otherwise required tree planting requirements
 7. A project located in a commercial zone shall be eligible to request no more than a 30 percent reduction in any otherwise required ground story requirement related to ground story minimum height requirements, ground story nonresidential floor area requirements, ground story glazing and transparency requirements, or ground story pedestrian entrance number and spacing requirements. If requesting multiple modifications to ground story requirements, they may be combined to count as one incentive or waiver, but each individual request shall not exceed a 30 percent reduction.
 8. The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of any adjoining lot in the RW1 zone or more restrictive zone.
 9. For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior

building face fronting any public street; for buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 feet or more from required front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan designation of Boulevard or Avenue shall be exempt from these requirements.

- K. For 100% affordable projects approved under this Directive, any inclusion of Accessory Dwelling Units, or the future conversion of amenity spaces and parking areas, including but not limited to recreation rooms, community rooms, storage rooms, office, and fitness rooms, into dwelling units (including Accessory Dwelling Units) shall be provided as covenanted affordable units at affordability levels and terms equal to the approved project.
- L. The project is not located on a parcel or parcels subject to the Rent Stabilization Ordinance (RSO) containing 12 or more total units that are occupied or were occupied in the five-year period preceding the application.
- M. The project shall replace all existing RSO units and RSO units demolished on or after January 1, 2020 pursuant to the replacement requirements of California Government Code Section 65915(c)(3). The project shall also comply with the following:
 - 1. If the income level of occupants is unknown, or if the income is above lower income, the units shall be replaced according to Sec. 65915(c)(3)(C)(i); and
 - 2. If the units are occupied by lower income households that intend to exercise the right to return, the units shall be replaced with an affordable unit subject to a recorded covenant so that rent is affordable to extremely low, very low, or low income households depending on the income of the household, as verified by the Los Angeles Housing Department.
- N. Returning tenants exercising the right of first refusal for a comparable affordable replacement unit shall be offered a new unit in the proposed development at an initial rate no higher than the most recent lawful rent for their prior unit if the prior unit was subject to the RSO, unless the affordable rent based on the household's income is lower, in which case the affordable rent shall be the initial rental rate. Thereafter, rent increases for such tenants shall not exceed the allowable rent increase for rent stabilized units under LAMC Chapter XV, and this limitation shall be included in the covenant recorded for the affordable replacement unit.
- O. Returning tenants shall not be required to pay a security deposit greater than one half of their initial monthly rent, and shall be permitted to pay any required security deposit up to 90 days after moving into their replacement unit.

- P. Prior to the issuance of a building permit for a 100% affordable housing project, a covenant acceptable to the Los Angeles Housing Department shall be recorded with the Los Angeles County Recorder guaranteeing that the affordability of units contained in such projects, including any required affordable replacement units, will be observed for at least 99 years from the issuance of the Certificate of Occupancy, except for a 100% affordable housing project which receives any form of public subsidy that is tied to a specified covenant period including Low Income Housing Tax Credits, as verified by the Los Angeles Housing Department, in which case all restricted affordable units shall be covenanted for at least a period of 55 years for rental units, or 45 years for for-sale units.
2. In determining the number of Protected Units contained on the site of the proposed development, the Housing Department shall allow a minimum Rental Unit Determination response period of 30 days to ensure low-income tenants are able to successfully and accurately demonstrate their true household income. The Housing Department's outreach to tenants shall consider tenants' internet and computer access and language needs. The Department shall also consider whether in-person outreach is appropriate.
 3. Consistent with fair housing and other legal requirements, the Housing Department, with the assistance of the City Attorney, is directed to develop a Priority Occupancy Process to give priority access to affordable housing to occupants of units removed as a result of a development incentive program, including this Directive, the Transit Oriented Communities program, Density Bonus program, or other policy or program that streamlines and accelerates the development of housing requiring the redevelopment of occupied units. Under the Priority Occupancy Process, eligible low-income tenants who occupied such units shall be given priority for placement in subsidized or covenanted affordable housing developments that are required to have LAHD-approved Property Management Plans and Tenant Selection Plans. The Priority Occupancy Process shall take into account the accessibility needs of disabled occupants, household income levels, and eligibility requirements of newly permitted affordable housing, and shall not require tenants to relinquish their right of first refusal should they elect to be relocated to a unit based on Priority Occupancy.
 4. The Housing Department shall prepare a report to the Chief of Housing and Homelessness Solutions within 45 days on improvements, enhancements, and expansion of services and outreach related to rental unit determinations, tenant navigation services, notifications to ensure tenants are able to successfully document their income, and notification and outreach related to the Priority Occupancy Process for newly constructed affordable housing and the Right of First Refusal. The Housing Department shall identify in the report existing and new resources that can be dedicated to this effort, including potential partnerships with established Community-Based Organizations to improve outreach.

5. All City departments are directed to process all plans for such 100% affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law.
6. I further direct all applicable City Departments to process clearances and utility releases related to building permit applications, certificates of occupancy, or temporary certificates of occupancy within 5 business days for 100% affordable housing projects and within 2 business days for Shelters.
7. I further direct all applicable City Departments to conduct and conclude all reviews and inspections required for 100% affordable housing projects or Shelters and to issue all appropriate approvals for such projects or Shelters within 60 days following the submission of the completed application. City Departments shall provide the applicant with all required changes or amendments on or before the 30th day following the submission of a completed application for such projects. To the extent practicable, all required reviews and approvals shall be conducted simultaneously, not sequentially, by all City departments so as to meet the 30 day and 60 day periods specified for such projects in this paragraph.
8. I hereby direct the City Planning Department to, within 45 days, create a public dashboard of projects seeking City Planning approval under this directive.
9. I hereby direct the Los Angeles Housing Department (LAHD) to coordinate with the Los Angeles City Controller to track and process all affordable housing projects and expedite payments thereon. LAHD shall track each pending pay application, initial submittal date, approval date, reasons for rejection or modification of submitted payment applications, and issuance of payment, and shall provide reports to the Mayor on all such payments at least monthly with the goal of expediting payments due for affordable housing projects.
10. I hereby direct that all protocols set by the Los Angeles County Coordinated Entry System as they apply within the City of Los Angeles be expanded, changed, or suspended, as allowed by federal law. Rules, guidelines and regulations will be developed to expedite the placement of unhoused neighbors into housing in the City of Los Angeles.
11. I hereby direct all City departments to prioritize and streamline compliance with the provisions of the Building Homes and Jobs Act – Government Code section 27388.1 in order to maximize the City's eligibility for state and federal funds to support the development of emergency shelters, transitional housing, and supportive housing. The City shall seek to comply with or otherwise meet all criteria specified under all applicable state and federal laws that provide for increased resources, funding, access or allowance for temporary or affordable housing.
12. Effective February 28, 2023, in accordance with the end of the State of California COVID-19 emergency, I hereby rescind the Public Order Under City of Los

Los Angeles Emergency Authority issued on January 28, 2022 (January 28, 2022 Order). Notwithstanding this action, all entitlements already approved and still valid as of this date, or approved during the effective period of the January 28, 2022 Order, shall remain valid for the extended time period(s) as if such January 28, 2022 Order were still in effect with respect to such entitlements. Furthermore, local decision-makers, including the Director of Planning and the Chief Zoning Administrator, are authorized to continue to hold all required public hearings under the Los Angeles Municipal Code in a manner consistent with the Governor's Executive Order N-29-20, and any subsequent orders or published guidance pertaining to local legislative bodies.

13. The City Planning and Housing Departments shall issue guidelines as necessary to implement the provisions of this Executive Directive.
14. A project that has submitted a City Planning application or a Housing Crisis Act Vesting Preliminary Application Form to the Department of City Planning prior to the effective date of this revised Executive Directive shall be deemed eligible to proceed under the regulations of the July 7, 2023 version of this Executive Directive.
15. Upon the expiration of this Executive Directive any project that has submitted a City Planning application or a Housing Crisis Act Vesting Preliminary Application Form to the Department of City Planning after the effective date of this revised Executive Directive shall be deemed eligible to proceed under the regulations of this Directive. Any project that has submitted a City Planning application or a Housing Crisis Act Vesting Preliminary Application Form to the Department of City Planning prior to the effective date of this revised Executive Directive shall be deemed eligible to proceed under the regulations of the July 7, 2023 version of this Directive.

Executed this 1st day of July, 2024.



KAREN BASS
Mayor

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: December 1, 2023

CAO File No. 0220-05151-0507

Council File No. 15-1138-S33

Council District: All

To: The City Council

From: Matthew W. Szabo, City Administrative Officer 

Reference: City of Los Angeles Shelter Crisis Declaration – Sixth Report Pursuant to Government Code 8698.4(a)(6)

Subject: **Status Report to the State on California Shelter Crisis**

RECOMMENDATION

That the City Council review the City's Fiscal Year 2022-23 Shelter Crisis Declaration status report (Attachment 1) outlining its progress in addressing its shelter crisis and provide authorization for the report to be submitted to the State of California, subject to approval by the Mayor.

SUMMARY

On April 17, 2018, the City of Los Angeles (City) declared a shelter crisis pursuant to Government Code 8698.4, which allowed the City to adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters. The City is required to submit an annual status report on its progress (Attachment 1) to the State Legislature as required by Government Code 8698.4(a)(6) (Attachment 2), which outlines key metrics to be reported by all jurisdictions that have declared a shelter crisis. This is the City's sixth report to the State of California Senate Committee on Housing and Assembly Committee on Housing and Community Development.

Attachment 1 outlines data describing the state of interim and crisis housing (shelter) and permanent supportive housing (PSH) units located in the City, as well as annual housing placements. The Los Angeles Homeless Services Authority (LAHSA) has provided the majority of the data for Fiscal Year 2022-23 (July 1, 2022 to June 30, 2023). Data sources include the Homeless Management Information System (HMIS) and the Los Angeles Continuum of Care (LA CoC) Housing Inventory Count (HIC). A copy of the City's ordinance adopted pursuant to Government Code 8698.4(a)(2) is attached as required by Government Code 8698.4(a)(6).

Attachment 1 – Letter to the State of California Senate Committee on Housing and State of California Assembly Committee on Housing and Community Development

Attachment 2 – State of California Government Code Section 8698.4(a)(6)

MATTHEW W. SZABO
CITY ADMINISTRATIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

ASSISTANT
CITY ADMINISTRATIVE OFFICERS

PATRICIA J. HUBER
MALAIKA BILLUPS
BEN CEJA
YOLANDA CHAVEZ
EDWIN GIPSON II

Via email

Date:

Alison Hughes
Chief Consultant
State of California Senate Committee on Housing
alison.hughes@sen.ca.gov

Lisa Engel
Chief Consultant
State of California Assembly Committee on Housing and Community Development
lisa.engel@asm.ca.gov

**RE: City of Los Angeles Shelter Crisis Declaration – Sixth Status Report
Pursuant to Government Code 8698.4(a)(6)**

Dear Ms. Hughes and Ms. Engel:

On April 17, 2018, the City of Los Angeles (City) declared a shelter crisis pursuant to Government Code 8698.4. This is the City's sixth status report to the State of California Senate Committee on Housing and the Assembly Committee on Housing and Community Development, as required by Government Code 8698.4(a)(6), outlining its progress in addressing its shelter crisis.

The Los Angeles Homeless Services Authority (LAHSA) has provided the majority of the data for Fiscal Year (FY) 2022-23 (July 1, 2022 to June 30, 2023). Data sources include the Homeless Management Information System (HMIS) and the Los Angeles Continuum of Care (LA CoC) Housing Inventory Count (HIC).

HMIS is the system used to collect outcome data from organizations that receive LAHSA funding. Organizations that do not receive LAHSA funding may voluntarily report outcome data in HMIS, but it is not required. Therefore, the data in this report does not include outcomes of organizations that do not report in HMIS.

The HIC describes the inventory of projects, including shelter and permanent supportive housing (PSH), dedicated to serving homeless and formerly homeless persons. LAHSA submits the HIC annually to the U.S. Department of Housing and Urban Development (HUD).

The information required by Government Code 8698.4(a)(6) is provided below.

(A) The total number of residents in homeless shelters within the City
Source: HMIS and LA CoC HIC

- There are 16,181 shelter beds in the City. Of these, 11,907 are in facilities that participate in HMIS and report having served 20,287 people in FY 2022-23.
 - The number of shelter beds in the City decreased by 459 from the previous year for both HMIS-participating facilities and non-HMIS participating facilities, and by 170 for HMIS-participating facilities only. LAHSA reports that this decrease can be attributed to Project Roomkey and Project Homekey demobilizations or interim housing to permanent housing conversions that occurred between February 23, 2022 (the date of the 2022 HIC) and January 25, 2023 (the date of the 2023 HIC). Non-HMIS shelter bed decreases might be attributed either to sites converting to HMIS-participating sites or to sites that went two years without providing data and have been removed as “inactive.”

(B) The total number of residents who have moved from a homeless shelter into PSH within the City
Source: HMIS and LA CoC HIC

- 4,627 people experiencing homelessness were placed into all types of permanent housing in FY 2022-23, including those placed from shelters and those who did not access shelters prior to placement. This represents a decrease of 191 from the 4,818 total placements in FY 2021-22. LAHSA reports that this decrease from prior year numbers might be attributed to the following: 1) major increases in the rental cost for market-rate units; 2) trends toward stricter background checks from private market landlords that might screen out participants with criminal backgrounds or prior evictions; 3) lingering impacts of the COVID-19 pandemic on PSH project construction timelines; and 4) fewer available units in the rental market, which is in part believed to be related to the City’s eviction moratorium extension (at the same time, this extension likely prevented further increases in the number of persons experiencing homelessness).
 - Of this total, 276 residents have moved from shelters that participate in HMIS into PSH. This represents an increase from the previous year, when 261 residents transitioned from a shelter into PSH. Both the current and previous year have shown a decrease from pre-pandemic year statistics (e.g., 477 placements in 2019), which might be attributed to the persistent delays in construction timelines related to the COVID-19 pandemic.
 - 3,292 persons moved from shelter into any type of permanent housing (including both PSH and non-PSH units, such as rapid rehousing, subsidized affordable housing, Section 8 vouchers, etc.). This number is inclusive of the 276 residents who have moved from shelters that participate in HMIS into PSH reported above.

- 1,335 persons moved into PSH without having accessed shelter prior to placement.
- This data is not available for homeless shelters that do not participate in HMIS, which represent 4,514 beds.
- LAHSA notes that these placement numbers are not directly comparable to the 22,540 housing placements reported as part of the 2023 Greater Los Angeles Homeless Point in Time (PIT) Count. The placements reported in the 2023 PIT Count include clients placed into permanent housing outside the City of Los Angeles. The data used for the PIT Count placement number includes placements from other aggregated sources, such as the U.S. Department of Veterans Affairs (VA), that cannot be broken down by those that occurred within the City. Additionally, the number used for the PIT Count is a count of “placements” instead of “clients placed,” and clients may have multiple placements. According to LAHSA’s System Key Performance Indicator (KPI) data, in FY 2022-23 there were 2,934 PSH placements for adults enrolled in City interim housing programs, 1,800 PSH placements for families enrolled in City interim housing programs, and 336 PSH placements for transitional-aged youth (TAY) enrolled in City interim housing programs.

(C) Total estimated number of PSH units

Source: LA CoC HIC

- There are 16,449 estimated PSH beds in the City. This number includes beds in City-funded PSH housing developments, as well as tenant-based units, scattered site PSH units, and units that do not participate in HMIS. This represents an increase from the 16,005 units reported in FY 2022-23. As noted above, COVID-19 pandemic supply chain issues continue to impact PSH construction timelines.

(D) The number of residents who have exited the system and are no longer in need of a homeless shelter or PSH within the City

Source: HMIS and LA CoC HIC

- 959 residents have exited the system and are no longer in need of a homeless shelter or PSH within the City. This number is based on persons reported in HMIS as having left a shelter or PSH unit within the City for unassisted permanent housing, such as family reunification or unassisted rental housing.

(E) The number and bed capacity of new homeless shelters built pursuant to this section within the City

Source: Office of the City Administrative Officer

- 3 new interim housing facilities with 333 beds were built in FY 2022-23 pursuant to this section.
- 3 additional shelters were under construction pursuant to this section before the end of FY 2022-23, representing an additional 379 shelter beds.

(F) New actions the City is taking under the declared shelter crisis to better serve the homeless population and to reduce the number of people experiencing homelessness

- Since declaring a shelter crisis in April 2018, the City has allocated a total of \$703 million to the A Bridge Home and Homelessness Roadmap programs. This funding includes:
 - \$59 million from the City's State of California Homeless Emergency Aid Program (HEAP) grant allocation for capital and operating costs;
 - \$78 million from the City's State of California Homeless Housing and Assistance Program (HHAP) grant allocation for capital and operating costs;
 - \$88.7 million in City General Fund dollars allocated for capital and operating costs;
 - \$171 million from the City's Federal Coronavirus Relief Fund allocation for capital costs;
 - \$182 million from the City's Federal Emergency Shelter Grant (ESG) - COVID for capital and operating costs;
 - \$5 million from the City's Federal Community Development Block Grant (CDBG) - COVID for capital costs;
 - \$238 million from the Homelessness Efforts - County Funding Agreement Fund for operating costs.
- On June 16, 2020, the City reached an agreement with the County of Los Angeles (County) to develop an additional 6,700 homeless interventions to address the COVID-19 emergency within 18 months.
 - This agreement established the following milestones:
 - 700 beds in existing agreements with the County within 10 months;
 - 5,300 new beds within 10 months; and
 - 700 new beds within 18 months.
 - Six thousand of these beds must be new beds, which are not included in any existing agreements between the City and the County. The County has committed to providing the City up to \$60 million in services funding per year over the five-year term of the agreement, for a total of up to \$300 million, based on the number of interventions that are open and occupiable within 60 days of July 1st each year. The target population for this effort includes:
 - People experiencing homelessness and living in the City within 500 feet of freeway overpasses, underpasses, and ramps;
 - People experiencing homelessness within the City who are 65 years of age or older; and
 - Other vulnerable people experiencing homelessness within the City
 - As of June 30, 2023, 6,588 new beds were open and occupiable, including 1,263 rapid rehousing/shared housing interventions implemented by LAHSA.
- On June 14, 2022, the City reached an agreement with the LA Alliance for Human Rights to create shelter or housing to accommodate 60 percent of unsheltered persons experiencing homelessness in the City that do not require more acute services that can only be provided by the County. Based on the 2022 Point In Time

Count by LAHSA, the City is required to create 12,915 new interventions (e.g., interim housing beds, time-limited subsidies, permanent supportive housing units, etc.). As of June 30, 2023, 2,347 beds or units were open and 8,455 beds or units were in progress under the Alliance Settlement Agreement.

- On December 12, 2022, Mayor Karen Bass declared a local emergency to address Los Angeles' housing and homelessness crisis, allowing for expediting contracting and streamlined processing of temporary, affordable, and permanent supportive housing projects. The local emergency declaration was ratified by the City Council on December 13, 2022 and was renewed by the City Council every 30 days with a sunset date of July 9, 2023. On June 28, 2023, the City Council and Mayor approved Los Angeles Administrative Code Section 8.33, which created a procedure by which the Mayor is empowered to declare a local emergency on housing and/or homelessness when certain local conditions are met. This ordinance went into effect on July 5, 2023, and the Mayor declared a local housing and homelessness emergency under this ordinance on July 7, 2023. Executive Directives issued by the Mayor under the emergency declaration include an executive directive issued December 16, 2022 (revised June 12, 2023) which expedites the processing of shelters and 100% affordable housing projects in Los Angeles and an executive directive issued February 10, 2023 which allows for the emergency use of viable City-owned property for temporary and permanent housing.
- From July 1, 2022 to June 30, 2023, the City completed assessments of approximately 20 City- or privately-owned properties to determine the feasibility of establishing new shelter facilities. In total, over 400 sites have been assessed from July 1, 2018 to June 30, 2023. The City has to date conducted numerous reviews of all available vacant and surplus City properties and has examined the feasibility of all of these properties. In addition, under Mayor Bass's executive directive(s), the Mayor's Office reviewed parcels of both publicly-owned and privately-owned land for use as temporary or permanent housing.
- Announced in April 2018, the A Bridge Home (ABH) program provides low-barrier interim housing beds to unhoused residents. As of June 30, 2023, there were 27 ABH sites operating with 2,095 beds. These sites provide much needed housing and support services for unsheltered residents in Los Angeles.
- Proposition HHH (Prop HHH) was approved in 2016, authorizing the City to issue up to \$1.2 billion in General Obligation Bonds for permanent supportive and affordable housing and homeless facilities. As of June 30, 2023, 51 projects with 3,053 units, 2,469 of which were PSH units, had received a Temporary Certificate of Occupancy or Certificate of Occupancy. In addition, an additional 79 projects with 5,543 units, 4,687 of which were PSH units, were in the pipeline.

Attached please find a copy of the City's ordinance adopted pursuant to Government Code 8698.4(a)(2).

The City's next report will continue to reflect our progress in these and other efforts. Should you have any questions, please contact Assistant City Administrative Officer Edwin Gipson at edwin.gipson@lacity.org.

Sincerely,

Matthew W. Szabo
City Administrative Officer

Attachment: City of Los Angeles Ordinance 185490

cc: State of California Senate Committee on Housing
Despina Demas

ORDINANCE NO. 185490

An ordinance amending Section 91.8605 of Division 86 of Article 1 of Chapter IX of the Los Angeles Municipal Code to update the standards applicable to temporary emergency homeless shelters established in response to the City's declaration of a shelter crisis pursuant to California Government Code Section 8698, et seq.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 91.8605 of Division 86 of Article 1 of Chapter XV of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 91.8605. EMERGENCY HOMELESS SHELTERS.

91.8605.1. Applicability of Standards. The provisions and standards set forth in Section 91.8605.2 shall be applicable to any emergency shelter for the homeless located in new or existing buildings or structures that are established pursuant to the declaration of a shelter crisis under Section 12.80 of the Los Angeles Municipal Code.

91.8605.2. General. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency homeless shelters operated during a shelter crisis, as provided for in Government Code Section 8698, et seq. Other than the requirements set forth below, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code:

1. The maximum occupant load allowed in these facilities shall be the number determined appropriate by the professional service provider operating the facility and be computed at a rate of 70 square feet for the first occupant and 50 square feet for each occupant thereafter. The Superintendent of Building, with concurrence with the Fire Department, may grant an increase of occupant load provided that an aisle, seating, furniture, and fixed equipment diagram, substantiating the increase in occupant load, be submitted and approved pursuant to Section 91.8605.3 of this Code. Such diagram shall be posted on site for each level where occupant load increase is granted.

2. Fire Safety Requirements.

A. Means of egress shall comply with Section 57.1001 through Section 57.1031 of Article 7 of Chapter V of the LAMC.

B. Smoke alarms shall be provided in all sleeping areas and shall be installed in accordance with Article 7 of Chapter V of the LAMC and CBC Section 907.2.11.

C. A fire alarm system capable of arousing occupants shall be installed in accordance with Article 7 of Chapter V of the LAMC and CBC Section 907.1.

D. The use of any open flames and the possession or storage of any combustibles shall not be permitted.

EXCEPTION: The Superintendent of Building may approve the use of open flames and storage of combustibles in these buildings with concurrence of the Fire Department.

E. Sleeping quarters shall be limited to the ground floor only.

F. Automatic fire sprinklers shall be provided for new and existing buildings or structures as required per Article 7 of Chapter V of the LAMC and CBC Section 903.

G. New shelter buildings or structures shall be located in accordance with the requirements of Table 602 of the CBC, based on the fire-resistance rating of the exterior walls for the proposed type of construction.

H. Portable fire extinguishers shall be provided per Article 7, Chapter V of the LAMC and Title 19 of the California Code of Regulations.

I. Tents and membrane structures shall comply with Section 57.3101 through 57.3104 of Article 7 of Chapter V of the LAMC, and California Code of Regulations, Title 19, Division 1, Chapter 2, Sections 303, 310, 312, 315, 316, 317, 319, 320, 321, 324, 325, 326, 332, 334, 335, 340, and 341. Tents and membrane structures shall be limited to one level located at the level of Fire Department vehicle access road or lane.

J. All interior finishes shall comply with Sections 57.803 and 57.804 of Article 7 of Chapter V of the LAMC.

K. Fire Department access to building and premises identification shall be in compliance with Sections 57.503, 57.504, and 57.505 of Article 7 of Chapter V of the LAMC.

3. Light, Heating, Ventilation and Sanitation.

A. Exterior openings for natural light and ventilation shall be provided as required for Group R occupancy, CBC Sections

1203 and 1205; exterior openings for artificial lighting shall be provided per CBC section 1205.3; and exterior openings for mechanical ventilation shall be provided per the California Mechanical Code.

B. All sleeping areas shall be provided with heating facilities capable of maintaining a room temperature of 70°F at a point 8 feet above the floor.

C. Every building shall be provided with at least one water closet and one bathing facility for every 15 occupants of each sex. Bathing facilities shall be provided with heating equipment that shall be capable of maintaining a temperature of 70 degrees F within such facilities. Lavatories shall be provided and maintained in or adjacent to the toilet facilities.

D. Kitchen facilities, where provided, shall comply with applicable sections of Chapter IX of the LAMC and CBC Section 1208. Where kitchen or cooking facilities are not provided, all food shall be catered or delivered on site.

E. All garbage, kitchen waste and rubbish shall be deposited in approved covered receptacles, which shall be emptied when filled and the contents shall be disposed of in a sanitary manner.

4. Structural Requirements.

A. The structural design for the shelter shall comply with the provisions of this Code unless determined otherwise by the Superintendent of Building pursuant to Section 91.8605.3 of this Code. All structural design documents, where deemed necessary, shall be prepared and stamped by a licensed engineer or architect registered in the State of California.

B. Shelters shall not be located in existing, substandard buildings subject to mandatory earthquake hazard reduction requirements such as:

- Unreinforced masonry (URM) buildings,
- Wood-frame with soft, weak or open-front walls,
- Non-ductile concrete buildings

5. Additional Requirements.

A. Operating procedures including a security plan and service requirements shall be developed by the professional service provider and shown to be consistent with the standards imposed by the Los Angeles Homeless Service Authority (LAHSA) service agreements. These procedures shall be designed to maintain order and safety within the Emergency Homeless Shelter.

B. Emergency homeless shelters required to be accessible must be in compliance with Title 24 of the CBC, Chapters 11A and 11B and federal standards for accessibility, whichever is more stringent and/or the US Access Board Final Guidelines for Emergency Transportable Housing.

91.8605.3. Alternative compliance and/or slight modifications in individual cases, that are reasonably equivalent to the building ordinances of the city and regulations under Articles 1 through 8 of Chapter IX of the LAMC may be granted by the Department pursuant to Section 98.403.1(a)10 of the LAMC.

Sec. 2. URGENCY CLAUSE. The City finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety for the following reasons: The measures contained in the ordinance are designed to protect those without shelter from the life-threatening impacts related to homelessness, including but not limited to exposure to extreme temperatures, weather conditions, and communicable diseases. The City of Los Angeles is already in the midst of a shelter crisis, with the City Council having formally declared a shelter crisis under California Government Code Section 8698, based on a finding that a significant number of homeless people in Los Angeles are without the ability to obtain shelter, resulting in a threat to their health and safety. In order to address the threat to the health and safety of the homeless there must be an increase in the number of shelters available to the homeless to find refuge. For all of these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 3. SEVERABILITY. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
ADRIENNE KHORASANEE
Deputy City Attorney

Date April 12, 2018

File No. 15-1138-S30

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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than three-fourths of all its members.

CITY CLERK

MAYOR


Holly Ann Walters


E. G. Hernandez

Ordinance Passed 04/17/2018

Approved 04/17/2018

Published Date: 04/20/2018
Ordinance Effective Date: 04/20/2018
Council File No.: 15-1138-S30

GOVERNMENT CODE - GOV

TITLE 2. GOVERNMENT OF THE STATE OF CALIFORNIA [8000 - 22980] (*Title 2 enacted by Stats. 1943, Ch. 134.*)

DIVISION 1. GENERAL [8000 - 8899.95] (*Division 1 enacted by Stats. 1943, Ch. 134.*)

CHAPTER 7.8. Shelter Crisis [8698 - 8698.4] (*Chapter 7.8 added by Stats. 1987, Ch. 1116, Sec. 2.*)

8698.4.

(a) Notwithstanding any other provision in this chapter, upon a declaration of a shelter crisis by a city, county, or city and county, the following shall apply to the respective city, county, or city and county during the shelter crisis:

(1) Emergency housing may include homeless shelters for the homeless located or constructed on any land owned or leased by a city, county, or city and county, including land acquired with low- and moderate-income housing funds.

(2) (A) (i) The city, county, or city and county, in lieu of compliance with local building approval procedures or state housing, health, habitability, planning and zoning, or safety standards, procedures, and laws, may adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters and the structures and facilities therein, to the extent that it is determined at the time of adoption that strict compliance with state and local standards or laws in existence at the time of that adoption would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. For a jurisdiction that adopts an ordinance establishing reasonable local standards, those standards shall, at a minimum, meet the standards provided in the 2019 California Residential Code Appendix X, and California Building Code Appendix O, and any future standards adopted by the Department of Housing and Community Development related to emergency housing or emergency housing facilities, unless the city, county, or city and county adopts findings stating why the standards cannot be met and stating how the standards in the ordinance protect health and safety. Upon the adoption of an ordinance, the city, county, or city and county shall file a copy of the adopted ordinance, and any associated findings, with the department.

(ii) During the shelter crisis, except as provided in this section, provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures, or laws shall be suspended for homeless shelters, provided that the city, county, or city and county has adopted health and safety standards and procedures for homeless shelters consistent with ensuring minimal public health and safety and those standards are complied with. Landlord tenant laws codified in Sections 1941 to 1942.5, inclusive, of the Civil Code providing a cause of action for habitability or tenantability shall be suspended for homeless shelters, provided that the city, county, or city and county has adopted health and safety standards for homeless shelters and those standards are complied with. During the shelter crisis, the local and state law requirements for homeless shelters to be consistent with the local land use plans, including the general plan, shall be suspended.

(B) This section applies only to a public facility or homeless shelters reserved entirely for the homeless pursuant to this chapter.

(3) Homeless shelters constructed or allowed under this chapter shall not be subject to the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), or the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), except that disposition of any vehicle or its contents abandoned by its owner shall be performed pursuant to Chapter 5 (commencing with Section 1980) of Title 5 of Part 4 of Division 3 of the Civil Code.

(4) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to actions taken by a state agency or a city, county, or city and county, to lease, convey, or encumber land owned by a city, county, or city and county, or to facilitate the lease, conveyance, or encumbrance of land owned by the local government for, or to provide financial assistance to, a homeless shelter constructed or allowed by this section.

(5) (A) On or before July 1, 2019, the Cities of Berkeley, Emeryville, Los Angeles, Oakland, and San Diego, the County of Santa Clara, and the City and County of San Francisco shall develop a plan to address the shelter crisis, including, but not limited to, the development of homeless shelters and permanent supportive housing, as well as onsite supportive services. The city, county, or city and county shall make the plan publicly available.

(B) In the case of a shelter crisis declared by the County of Alameda, a city located within the County of Alameda, the County of Orange, a city located within the County of Orange, or the City of San Jose, the county or the city, as applicable, shall develop the plan described in subparagraph (A) on or before July 1, 2020, and shall include in the plan required by this subparagraph a plan to transition residents from homeless shelters to permanent housing.

(C) In the case of a shelter crisis declared by any other county or city not described in subparagraph (A) or (B) on or before January 1, 2021, the county or the city, as applicable, shall develop the plan described in subparagraph (A) on or before July 1, 2021, and shall include in the plan required by this subparagraph a plan to transition residents from homeless shelters to permanent housing.

(D) In the case of a shelter crisis declared by any other county or city not described in subparagraph (A) or (B) after January 1, 2021, the county or the city, as applicable, shall develop the plan described in subparagraph (A) on or before July 1 of the year following the declaration of the shelter crisis, and shall include in the plan required by this subparagraph a plan to transition residents from homeless shelters to permanent housing.

(6) If the city, county, or city and county has declared a shelter crisis, the city, county, or city and county shall report, by January 1 of each year, all of the following to the Senate Committee on Housing and the Assembly Committee on Housing and Community Development:

(A) The total number of residents in homeless shelters within the city, county, or city and county.

(B) The total number of residents who have moved from a homeless shelter into permanent supportive housing within the city, county, or city and county.

(C) The estimated number of permanent supportive housing units.

(D) The number of residents who have exited the system and are no longer in need of a homeless shelter or permanent supportive housing within the city, county, or city and county.

(E) The number and bed capacity of new homeless shelters built pursuant to this section within the city, county, or city and county. The information regarding the bed capacity shall be included in reports due by January 1, 2022, and by January 1 of each year thereafter. Bed capacity shall not include the parking vehicle capacity of a homeless shelter on a parking lot owned or leased by a city, county, or city and county specifically identified as one allowed for safe parking by homeless and unstably housed individuals.

(F) New actions the city, county, or city and county is taking under the declared shelter crisis to better serve the homeless population and to reduce the number of people experiencing homelessness.

(G) The ordinance and any associated findings adopted by the city, county, or city and county pursuant to paragraph (2).

(b) A declaration of a shelter crisis by a city, county, or city and county and the provisions in this section that are or may be utilized by a city, county, or city and county, including an ordinance adopted by a city, county, or city and county pursuant to clause (i) of subparagraph (A) of paragraph (2) of subdivision (a), shall apply to any land owned or leased by an agency or entity created pursuant to the Joint Exercise of Powers Act (Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the Government Code) if the city, county, or city and county that declared a shelter crisis is one of the parties to the agreement creating the entity or agency and the real property owned or leased by the agency or entity is located within the jurisdiction of the city, county, or city and county that declared the shelter crisis.

(c) For purposes of this section, the following terms have the following meanings:

(1) "Homeless shelter" means a facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless that is not in existence after the declared shelter crisis. A temporary homeless shelter community may include supportive and self-sufficiency development services. A "homeless shelter" shall include a parking lot owned or leased by a city, county, or city and county specifically identified as one allowed for safe parking by homeless and unstably housed individuals.

(2) "Permanent supportive housing" means housing for people who are homeless, with no limit on length of stay, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving the person's health status, and maximizing the person's ability to live and, when possible, work in the community.

(d) This section shall remain in effect only until January 1, 2026, and as of that date is repealed.

(Amended by Stats. 2020, Ch. 147, Sec. 1. (AB 2553) Effective September 25, 2020. Repealed as of January 1, 2026, by its own provisions.)