

HOUSING

MOTION

There is a homelessness crisis in the City. As noted in the 2018 Point-in-time Homeless Count report, there are approximately 31,516 homeless individuals in the City, and in Skid Row alone, there are 2,145 people unsheltered and experiencing homelessness. In response to the homelessness crisis, the City has approved a multifaceted Comprehensive Homelessness Strategy (Council File No. 15-1138-S1), in addition to voter approved long-term housing initiatives and the provision of permanent supportive housing in all of the City's Council Districts.

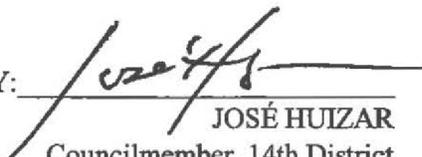
The homelessness crisis is a source of significant risk to public health and safety. While less than 1% of the population, according to LAPD data from 2018, people experiencing homelessness represent 15% of all homicide victims and 11% of all rape victims. In addition, according to a January 2019 news report, deaths of people experiencing homelessness rose to 900 last year Countywide, and the majority of these deaths were not from natural causes. As such, the City is engaged in a program to get people as quickly as possible into emergency, temporary bridge housing through the Mayor's "A Bridge Home" program, while long-term supportive housing is being constructed through Measure HHH.

On October 9, 2015, the Council adopted Ordinance No. 183893 (the "Seismic Retrofit Ordinance"), establishing a Mandatory Seismic Retrofit Program for pre-1978 wood-frame soft story and pre-1977 non-ductile concrete buildings. The Ordinance became effective on November 22, 2015 (Council File No. 14-1697-S1).

The goal of the mandatory retrofit programs, under the Ordinance, is to reduce structural deficiencies and improve the performance of these buildings during earthquakes. While the retrofit of non-ductile buildings is essential to protect the health and safety of all City residents, the City's ordinance allows substantial time for compliance and, in some instances, defers compliance for up to 20 years when there is no change to residential uses. Similarly, there are instances where deferred compliance is necessary and should be allowed for current buildings that are otherwise compliant with Building Code provisions, but whose immediate retrofits would be triggered by a change to a temporary residential use, when that change of use is for the purpose of temporary homeless housing. This is of utmost importance, inasmuch as the City must enact all possible public policies to remedy the ongoing homelessness crisis.

I THEREFORE MOVE that the Council request the City Attorney, with the assistance of the Department of Building and Safety, to prepare and present an Ordinance to allow projects that are otherwise compliant with relevant Building Code requirements and would have a number of years to comply with the Seismic Retrofit Ordinance, but for the fact that their use as temporary homeless housing qualifies as a change of use that triggers immediate compliance with the Seismic Retrofit Ordinance, be allowed to retain the ability to defer compliance with the requirements of the Seismic Retrofit Ordinance as if no change of use was occurring.

PRESENTED BY: _____


JOSÉ HUIZAR
Councilmember, 14th District

SECONDED BY: _____



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ORIGINAL