

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

C.F. 23-0652-S2
0220-06162-0001

Date: October 27, 2023

To: Paul Krekorian, Council President
City Council

Nithya Raman, Chair
Housing and Homelessness Committee

From: Matthew W. Szabo, City Administrative Officer
Office of the City Administrative Officer



Subject: **HOMELESSNESS EMERGENCY DECLARATION - SUPPLEMENTAL -
2023-24 FIRST QUARTERLY REPORT - (C.F. 23-0652-S2)**

SUMMARY

On December 12, 2022, the Mayor declared a local emergency on homelessness with a sunset of six months subject to renewal by the City Council. On July 7, 2023 the Mayor revised the local emergency declaration, which included the amendments to the reporting requirements. Per the Los Angeles Administrative Code 8.33 Local Housing and/or Homelessness Emergency, the City Administrative Officer, the Los Angeles Housing Department, and the Department of City Planning are to report to the City Council on the status and the progress of the emergency declaration. The Housing and Homelessness Committee considered the Homelessness Emergency Declaration - 2023-24 First Quarterly Report (C.F. 23-0652-S2) on October 18, 2023 and requested supplemental information to add and clarify data in the original report. As such, this Office is providing a supplemental report to be considered concurrently with the Homelessness Emergency Declaration - 2023-24 First Quarterly Report.

RECOMMENDATION

Note and file.

BACKGROUND

The Mayor declared a local emergency on homelessness on December 12, 2022. The City Council continued to renew the declaration at least every 30 days for six months. On July 7, 2023, the Mayor reissued the housing and homelessness declaration as a homelessness crisis still remained, prompting an amendment to the Los Angeles Administrative Code (LAAC) to create a path for any Mayor of Los Angeles to streamline City processes and procedures to address the crisis (C.F. 23-0652), to mobilize local resources, coordinate inter-agency

response, accelerate procurement of housing units with the assistance of the City Administrative Office (CAO), Los Angeles Homeless Services Authority (LAHSA), Los Angeles Housing Department (LAHD), and the Department of City Planning (DCP). The Mayor is authorized to declare a Section 8.33 emergency on housing and homelessness if any one of three criteria are present:

1. Housing supply is projected to be at least 40 percent below the annual housing production goals as established in the City's Regional Housing Needs Assessment;
2. There exists more than twice the number of unhoused people in the City of Los Angeles than the number of interim beds; or
3. A citywide increase in unhoused individuals by more than 20 percent in a single year as reported in the annual point in time count (PIT).

Additionally, the LAAC 8.33 instructs the CAO, DCP, and LAHD to provide a status report on the homelessness emergency declaration on a quarterly basis. The CAO is responsible for coordinating the Mayor's Office with monthly reporting on the status of the Homelessness Emergency Account and the Inside Safe Initiative. The CAO's Office has continued to provide monthly reports to the City Council and Mayor on the status of the funds and program with the most recent report providing data as of October 15, 2023.

The Homelessness Emergency Declaration - 2023-24 First Quarterly Report (C.F. 23-0652-S2) was considered by the Housing and Homelessness Committee on October 18, 2023. The report provided the status of the City's efforts to combat homelessness under the emergency declaration. The Committee requested additional and clarifying information on the City's efforts to address homelessness. As such, this Office has issued a supplemental report, which seeks to address the Committee's request and clarify data previously reported.

DISCUSSION

As mentioned above, the purpose of this memorandum is to provide further information and clarification to the metrics reported in the Homelessness Emergency Declaration - 2023-24 First Quarterly Report (C.F. 23-0652-S2).

Key Performance Indicators

1. Decrease in the number and size of encampments

The Bureau of Sanitation (LASAN) was provided funding in the 2022-23 and 2023-24 Adopted Budgets to continue the Comprehensive Cleaning and Rapid Engagement Program (CARE) Comprehensive Cleaning and Rapid Engagement Plus Program (CARE+) programs. The CARE program ensures the City's sidewalks and other public areas are safe, clean, sanitary, and accessible for public use. Secondly, the CARE+ program is responsible for removing abandoned waste from the public right of way and cleaning encampments. LASAN has reported 4,115 CARE closed operations and 7,647 CARE+ closed operations from July 1, 2022 through September 30, 2023. Closed operations cases included completed services or operations in which services were no longer needed as encampments were no longer there. The estimated quarterly breakdown of the operations are show in Table 1 below:

Table 1: CARE and CARE+ Operations

Program	July 1, 2022 - September 30, 2023	# of Service Events
CARE +	Q1: July 1, 2022 - September 30, 2022	1,794
	Q2: October 1, 2022 - December 31, 2022	1,564
	Q3: January 1, 2023 - March 31, 2023	1,386
	Q4: April 1, 2023 - June 30, 2023	1,859
	Q1: July 1, 2023 - September 30, 2023	1,044
	CARE+ Total	7,647
CARE	Q1: July 1, 2022 - September 30, 2022	1,315
	Q2: October 1, 2022 - December 31, 2022	998
	Q3: January 1, 2023 - March 31, 2023	829
	Q4: April 1, 2023 - June 30, 2023	456
	Q1: July 1, 2023 - September 30, 2023	517
	CARE Total	4,115
	Total	11,762

2. Regulatory relief from other jurisdictions and within Los Angeles City agencies to create flexibility to address the crisis

Sole Source Contract

Per the Los Angeles Administrative Code 8.33, the Mayor may suspend competitive bidding restrictions for contracts entered into by City departments and offices in response to the emergency. On April 28, 2023, the Office of the City Administrative Officer entered into a sole source agreement with Safe Parking LA, a previous project of Community Partners, to form the 5455 111th Street Safe Parking site, which provides 50 spaces for participants.

Housing Production

Since October 18, 2023, the Department of Building and Safety (DBS) has submitted revised quarterly housing units permitted by the DBS from January 1, 2023, through September 30, 2023. The Department of City Planning reports that 16,932 units have been permitted during the reporting period, with an estimated additional 5,644 units projected for Quarter 4. The Department of City Planning reports that with the total Regional Housing Need Allocation progress to-date, current annual housing production averages 21,932 units per year. This production amounts to 39.1 percent of the annualized Housing Element goal which is 60.9 percent below the annual goal.

Table 2: Revised DBS Dwelling Units

DBS Dwelling Units		
Reporting Period	Original Units	Revised Units
Q1: January 1, 2023 - March 31, 2023	1,869	4,462
Q2: April 1, 2023 - June 30, 2023	1,778	7,126
Q3: July 1, 2023 - September 30, 2023	1,780	5,344
Q4: October 1, 2023 - December 31, 2023 (Projected)	1,809	5,644
Total	7,236	22,576

4. Increased housing placements

As previously noted, as of September 29, 2023 the Inside Safe Initiative has had 26 operations, in which 1,648 participants were connected to interim or permanent housing. On a City-wide basis, LAHSA has provided a quarterly breakdown starting in January 2022 through September 2023 on the number of participants in outreach programs and placements. This data includes the number of unhoused clients contacted and further data subsets. Under the number of unhoused clients contacted, the data set includes participants who had an initial contact with an outreach team, and may have or may not have been enrolled in a care management plan. Participants that are engaged are participants that have agreed to enroll in a care management plan. Additionally, the data set includes categories on the number of participants that transitioned from an outreach program to permanent housing, emergency shelter, temporary housing, and transitional housing. A summary of the Citywide outreach data is summarized in Table 3 on a quarterly basis.

Table 3: Citywide Outreach and Engagement

Categories	Jan - March 2022	April - June 2022	July - Sep 2022	Oct - Dec 2022	2022 Total	Jan - March 2023	April - June 2023	July - Sep 2023	2023 YTD Total
Number of Persons Contacted	9,580	11,053	9,865	8,588	39,086	11,151	12,266	11,529	34,946
Number of Persons Engaged	3,075	3,878	3,361	3,113	13,427	5,030	6,332	6,488	17,850
Number of Exits to Permanent Housing	68	120	181	253	622	283	326	297	906
Number of Exits to Emergency Shelters	1,034	1,108	829	971	3,942	1,434	1,573	1,491	4,498
Number of Exits Temporary Destinations	47	80	102	98	327	188	209	213	610

6. An increase in temporary and permanent housing units

As previously noted, the Los Angeles Homeless Services Authority reports that the interim housing bed inventory has an approximate increase to 17,600 from the 16,521 that was previously reported in July 2023. Safe Parking was previously not included in the July 2023 inventory and has since been included as a line item within the bed count, therefore the inventory includes interim housing beds, safe parking, and motel stays for Inside Safe participants. Table 4 below chart below further clarifies the bed count increase.

Table 4: Housing Inventory Count Increase Breakdown

Category	Beds as of July 2023	Beds as of September 2023	Bed Increase
2023 HIC Adult and Youth	13,333	13,333	0
2023 HIC Families (Units)	853	853	0
New Programs since HIC	1,728	1,862	134
Safe Parking (Spaces)	449	499	50
Inside Safe Program Active Motel Voucher clients	607	1,053	446
TOTAL City of LA Capacity	16,970	17,600	630

8. A decrease in the number of persons being evicted from existing housing units

The Los Angeles Housing Department (LAHD) will be the reporting body for eviction data. Attachment 1 of this report provides an overview and a status update of the LAHD eviction filing and the United to House LA Short Term Emergency Rental Assistance Program.

Attachments:

1. Los Angeles Housing Department Eviction Filing and ULA Short Term Emergency Rental Assistance Program

cc: The City Council
The Honorable Karen Bass, Mayor
Mercedes Márquez, Office of the Mayor

Attachment 1: Los Angeles Housing Department Eviction Filing and ULA Short Term Emergency Rental Assistance Program

Notices to Terminate Tenancy with LAHD

Effective January 27, 2023, any written notice to terminate a tenancy issued by a landlord to a tenant must be filed with LAHD within three business days of service on the tenant per LAMC 150.09.C.9 and 165.05.B.5.

Background

On August 25, 2022, LAHD submitted a [report to the City Council on recommended amendments](#) to close gaps in existing tenant protections in anticipation of the eventual lifting of the City's COVID-19 emergency tenant protections in early 2023.

[Ordinance 187737](#) became effective January 27, 2023, and LAHD received mailed written notices in late January 2023. The Department rushed to create a basic online system for landlords to upload their notices directly into the system beginning on February 3, 2023.

Filings

From February 1, 2023, through September 20, 2023, the Department received **59,420** at-fault eviction notices filed by landlords, primarily for non-payment of rent. (At-fault notices are notices based on any alleged fault or lease violation by the tenant.) Landlord notices are uploaded directly online or mailed to the Department. Initially, mailed notices have been manually scanned by LAHD staff and entered into the online system. The Department recently contracted with Konica Minolta to scan and upload the backlog of mailed notices into the system, known as data capture. We anticipate the backlog of the notices will be updated in the system by next November.

At-Fault Type of Notices

3-Day	54,257
10-Day	734
15-Day	18
30-Day	4,302
60-Day	89
90-Day	20
Total	59,420

Reason for Eviction

Non-Payment of Rent	56,337 (95%)
Criminal Activity	29
Damage to the Rental Unit	34
Refusal to renew a lease of like terms and conditions	84

Attachment 1: Los Angeles Housing Department Eviction Filing and ULA Short Term Emergency Rental Assistance Program

Violation of a rental agreement/lease	1,020
Refusal to access the unit	37
Disorderly Behavior/Disturbing the Peace (Nuisance)	237
Unapproved Subtenant at the end of the lease	91
Notice with multiple eviction reasons	1,551*

*801 (51%) of the multiple eviction reasons included "Non-Payment of Rent." This is an additional amount separate from the 56,337 notices.

Follow Up & Referral Services

On July 23, 2023, LAHD began mailing [renter protection information and legal referrals](#) to tenants whose landlords submitted an at-fault eviction notice on a weekly basis. LAHD has sent **18,236** notices to tenants using the addresses the landlord provided on their written notices to terminate a tenancy.

LAHD provides referrals to Stay Housed LA (SHLA) and directly connects tenants in SHLA's priority zip codes to the SHLA intake system to facilitate fast access to eviction defense services. Tenants who do not meet the SHLA priority zip codes are asked if they would like their information shared with their local Family Source Center (FSC) for legal assistance. The FSCs assist tenants in responding to an unlawful detainer and provide other housing-related assistance.

United to House LA Short Term Emergency Rental Assistance Program

The first program to roll out under the Measure ULA Expenditure Plan is the Emergency Renters Assistance Program which was approved by the Los Angeles City Council and signed by the Mayor earlier this year as part of continued efforts to reduce the amount of evictions in Los Angeles. The Short-Term Emergency Assistance Program will allow eligible low-income tenant households to apply for up to six months owed back rent due to a one time economic hardship. Priority eligibility shall be established for lower-income households. The application for tenants in Los Angeles to apply for much needed rent relief closed earlier this month, and the application for small landlords to apply for the Emergency Renters Assistance Program is open now through October 31, 2023 at 6:00 PM PT.

This program was initially funded with \$18,400,000 in ULA funds from the FY23/24 Expenditure Plan. The Los Angeles Housing Department and ULA Citizens Oversight Committee has recommended an additional \$12,000,000 be made available to this program to be shifted from the rental assistance program for low income seniors and those with disabilities. The emergency rental assistance prioritizes low income seniors and those with disabilities and the need for emergency rental assistance is immediate. This funding shift was approved by both the City Council's Housing and Homelessness Committee and Budget, Finance and Innovation Committee and will be before the full City Council on October 31, 2023.