

APPROVED

FEB 01 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-037

DATE February 01, 2024

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK – COUNCIL DISTRICT TEN (10) LAFAYETTE PARK BRIDGE HOUSING – EXTENSION OF EMERGENCY USE OF A PORTION OF THE PARK FOR A TEMPORARY HOMELESS SHELTER/LOW BARRIER NAVIGATION CENTER FACILITY WITH PERSONAL STORAGE FOR THE HOMELESS FOR A PERIOD NOT TO EXCEED ONE (1) YEAR – STATUTORY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE SECTION 21080(B)(4) [SPECIFIC ACTIONS NECESSARY TO PREVENT OR MITIGATE AN EMERGENCY], AS REFLECTED IN CALIFORNIA CEQA GUIDELINES SECTION 15269(C), AND CALIFORNIA PUBLIC RESOURCES CODE SECTION 21080.27, APPLICABLE TO CITY OF LOS ANGELES EMERGENCY HOMELESS SHELTERS

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for *C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____



General Manager

Approved X **With Corrections** Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Find that the continued emergency use for an additional period not to exceed one (1) year of operation for a total term of operation of four (4) years of a portion of the Department of Recreation and Park's (RAP) Lafayette Park located at 625 South Lafayette Place, Los Angeles, CA 90057 (Los Angeles County Assessor's Parcel No. (APN) 5077-006-901), as a temporary homeless shelter and personal storage site (Project Site), is consistent with use of a portion of Lafayette Park for park purposes;
2. Approve the Council District (CD) Ten (10) Bridge Housing project (Project) as further described in the Summary of this Report and as previously approved in Board Report No. 19-062, for an additional period not to exceed one (1) year of operation;
3. Authorize the Department of Recreation and Parks' (RAP's) General Manager or designee to issue a license to the Department of General Services and/or any designated City Department for the operation, security and maintenance of the Project for a period not to exceed one (1) year of operation;

BOARD REPORT

PG. 2 NO. 24-037

4. Determine that the lease and continued use and operation of the facility are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080(b)(4) [Specific actions necessary to prevent or mitigate an emergency] as reflected in State CEQA Guidelines Section 15269(c), and PRC Section 21080.27;
5. Request the Bureau of Engineering (BOE) to file a Notice of Exemption (NOE) with the Los Angeles County Clerk's Office within five (5) working days of approval of this Report, file the NOE with the State Clearinghouse, and publish it on the BOE website; and,
6. Authorize RAP's General Manager, or designee, to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Homelessness Emergency in the City of Los Angeles

In April 17, 2018, the City Council (CF No. 15-1138-S33), with the support of the Mayor, unanimously voted to declare an emergency shelter crisis in the City of Los Angeles. With this declaration and pursuant to Los Angeles Municipal Code (LAMC) 12.80 and 12.81, shelters may now be established and operated on non-governmental property as well as property owned or leased by the City of Los Angeles in any zone without limits.

During the 2018 State of the City Address, former Mayor Eric Garcetti announced A Bridge Home (ABH) — an initiative to erect 15 new temporary emergency housing projects, one in each Council District that would create 1,500 new shelter/bridge housing beds located near people in heavily concentrated encampments. Although RAP was not one of the fifteen (15) City Departments named in Executive Directive No. 24, RAP, with its over four hundred fifty (450) parks, has been asked to contribute to alleviating the emergency shelter crisis within the City of Los Angeles through the Project. The program has since evolved to include the rehabilitation of existing buildings, payment of leases to private owners, and funding of service provision where there were identified County gaps.

On December 12, 2022, Mayor Karen Bass declared a state of emergency on homelessness (Attachment 2). Mayor Bass subsequently issued Executive Directives to expedite the construction of affordable and temporary housing and maximize the use of City-owned property for temporary and permanent housing. Further, on May 16, 2023, the City Council extended the declaration of the state of local emergency on homelessness until June 12, 2023.

Ordinance 187,922, which became effective on July 5, 2023, added Section 8.33 to Article 3, Chapter 3, Division 8 of the Los Angeles Administrative Code (LAAC) which empowers the Mayor to declare a local housing and/or homeless state of emergency when certain criteria are met. Per LAAC 8.33, "Upon the Mayor's declaration of a local housing and/or homelessness emergency, the Mayor shall coordinate citywide planning and response with respect to unsheltered or unhoused individuals in conjunction with the City Administrative Office, Los Angeles Homeless Services Authority, Los Angeles City Housing Department, Los Angeles City Planning

BOARD REPORT

PG. 3 NO. 24-037

Department, and all other necessary departments and agencies. The Mayor shall also coordinate the City's efforts to address a declared emergency under this section with the County of Los Angeles, the State of California, and the federal government. Within 30 days, the Mayor shall submit to the City Council a plan of action to address the emergency." The City Council shall receive a resolution within 30 days from the date of the original declaration of the Mayor, which the Council may consider and rescind by majority vote. Thereafter, the declaration shall expire unless the City Council renews it by majority vote every 90 calendar days.

On July 7, 2023, the Mayor made a declaration of local housing and homelessness emergency per the authority granted under LAAC 8.33 (C.F. #22-1545 and 23-0652-S1) (Attachment 3). The declaration of local housing and homeless state of emergency was most recently renewed on January 23, 2024 and remains in effect until April 28, 2024.

Bridge Housing/Emergency Crisis Center and Storage Site

Lafayette Park is a 9.72-acre park located at 625 South Lafayette Park Place, Los Angeles that is divided by Wilshire Boulevard into two separate parcels. The larger, northern parcel contains a multi-purpose building with an auditorium and various community rooms, an arts building, basketball courts, a children's play area, picnic tables, and a lighted soccer field. The smaller, southern parcel contains two tennis courts and landscaping.

On March 20, 2019, the Board of Recreation and Park Commissioners (Board) approved the installation and operation of a temporary homeless facility and personal storage site (Shelter) at 625 South Lafayette Park Place for a period of three (3) years (Report No. 19-062). The Project Site is a triangle shaped parcel located at the south-east portion of RAP's Lafayette Park at 625 South Lafayette Park Place, Los Angeles, CA 90057 with APN 5077-006-901. This parcel measures approximately 30,127 square-feet and includes two (2) tennis courts, landscaping, twenty-five (25) trees and no parking. The Shelter and its associated amenities include 70 beds, green open space, a covered eating area, hygiene and office storage containers, a planter garden and landscaping area, and case management for homeless individuals. The Shelter completed construction in February 2021.

On February 11, 2021, RAP issued a right-of-entry (ROE) permit to the Department of General Services (GSD) for the operation of the Shelter for a period of three (3) years. GSD leased the site to ~~Los Angeles Homeless Services Authority (LAHSA)~~ for the operation of the Shelter. The ROE permit between RAP and GSD expires on February 10, 2024.

Salvation Army

On January 5, 2024, the Office of the City Administrator (CAO) requested that RAP extend the operation of the Shelter (Attachment 4).

The Office of Council District 10 is supportive of the continued operation of the Shelter.

Upon approval of this Report, RAP will authorize the continued operation of the Shelter at the Project Site for an additional one (1) year period and will issue an ROE permit to GSD for a period of one additional (1) year for the continued operation of the Shelter.

BOARD REPORT

PG. 4 NO. 24-037

ENVIRONMENTAL IMPACT

The proposed Project consists of the lease and continued use of a temporary homeless shelter and personal storage site. The Project is a specific action necessary to prevent or mitigate an emergency – the conditions arising from a sudden and unexpected dramatic rise in the City’s already dangerously large homeless population, also adversely impacted by the COVID-19 pandemic. The dramatic rise in the homeless population is a sudden unexpected occurrence, as it results from the unexpected and sudden loss of access to adequate shelter and essential services for each individual newly experiencing homelessness. Each such loss is an emergency presenting impending acute harm to the individuals experiencing homelessness that would be prevented and mitigated through providing housing to those individuals, including through the emergency shelter/low barrier navigation center provided by this Project. The Project, therefore, is exempt from CEQA environmental review pursuant to PRC Section 21080(b)(4), which provides that CEQA does not apply to “specific actions necessary to prevent or mitigate an emergency.” PRC Section 21060.3 defines Emergency as “a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services.”

Furthermore, State CEQA Guidelines Section 15269, “Emergency Projects,” provides examples of emergency projects exempt from the requirements of CEQA, including the following:

Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply.

(i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or

(ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

On December 12, 2022, Mayor Bass declared a homelessness emergency in the City of Los Angeles, which declaration was ratified by the City Council (CF No. 22-1545). On July 7, 2023, Mayor Bass again declared a local housing and homelessness emergency because “the City still finds itself in an emergency” with emergency conditions continuing to require prompt abatement due to the severe shortage of beds available to the unhoused population.

In addition, Assembly Bill 1197 (Santiago, 2019) signed into law on September 26, 2019, adopted PRC Section 21080.27 and created a statutory exemption for compliance with CEQA for emergency shelter projects located within the City of Los Angeles; PRC Section 21080.27 was recently amended by Assembly Bill 785 (Santiago, 2023) to exempt a broader set of activities undertaken by the City to promote affordable housing and address homelessness.

BOARD REPORT

PG. 5 NO. 24-037

Based on these considerations, staff recommends that the Board determine that the proposed Project is exempt from CEQA environmental review pursuant to PRC Section 21080(b)(4) as reflected in State CEQA Guidelines section 15269(c), and PRC Section 21080.27. Staff recommends also that the Board request that the Bureau of Engineering (BOE) file a Notice of Exemption (NOE) with the Los Angeles County Clerk, file the NOE with the State Clearinghouse, and publish it on the BOE website.

FISCAL IMPACT

Approval of this Report will have no fiscal impact on RAP's General Fund. RAP is not responsible for any costs associated with the operation or maintenance of the Shelter.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Report No. 19-062
- 2) Attachment 2 – Declaration of State of Emergency Dated December 12, 2022
- 3) Attachment 3 – Declaration of Local Housing and Homelessness Emergency Dated July 7, 2023
- 4) Attachment 4 – Memo from the Office of the City Administrative Officer Dated January 5, 2024

APPROVED

MAR 20 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-062

DATE March 20, 2019

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK – PROPOSED EMERGENCY USE OF A PORTION OF THE PARK FOR A TEMPORARY HOMELESS SHELTER AND STORAGE FACILITY FOR THE HOMELESS FOR A PERIOD NOT TO EXCEED THREE (3) YEARS – CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III CLASS 1(8) [MAINTENANCE OF EXISTING LANDSCAPING], CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY PURPOSES], CLASS 4(1) [MINOR GRADING ON LAND THAT OCCURS WITH A SLOPE OF LESS THAN 10%], CLASS 4(3) [NEW LANDSCAPING] AND CLASS 4(6) [TEMPORARY USE OF LAND THAT HAS NO PERMANENT EFFECT UPON THE ENVIRONMENT] OF CITY CEQA GUIDELINES AND TO ARTICLE 19, SECTIONS 15301(H) [MAINTENANCE OF EXISTING LANDSCAPING], 15303(3C) [NEW CONSTRUCTION OF A STORE, MOTEL, OFFICE, RESTAURANT OR SIMILAR COMMERCIAL STRUCTURE NOT EXCEEDING 10,000 SQUARE FEET IN FLOOR AREA ON SITES ZONED FOR SUCH USE, WHERE ALL NECESSARY PUBLIC SERVICES AND FACILITIES ARE AVAILABLE, AND THE SURROUNDING AREA IS NOT ENVIRONMENTALLY SENSITIVE], 15304(A) [GRADING ON LAND WITH A SLOPE OF LESS THAN 10 PERCENT], 15304(B) [NEW GARDENING OR LANDSCAPING], AND 15304(E) [MINOR TEMPORARY USE OF LAND HAVING NEGLIGIBLE OR NO PERMANENT EFFECTS ON THE ENVIRONMENT]

AP Diaz _____ V. Israel _____
*R. Barajas OSD S. Piña-Cortez _____
H. Fujita _____ N. Williams _____

General Manager (Signature)

Approved X Disapproved _____ Withdrawn _____
With Amendments

RECOMMENDATIONS

- 1. Concur with the Los Angeles City Council’s action of April 17, 2018 declaring a Homeless Shelter Crisis in the City of Los Angeles (Council File (CF) No. 15-1138-S33);
2. Find that the emergency use, for a temporary period not to exceed three (3) years, of a portion of the Department of Recreation and Park’s (RAP) Lafayette Park (Exhibit A) located at 625 South Lafayette Place, Los Angeles, California 90057 (Los Angeles County Assessor’s Parcel No. (APN) 5077-006-901), as a temporary homeless shelter and personal storage site (Project), is consistent with use of a portion of Lafayette Park (Exhibit

BOARD REPORT

PG. 2 NO. 19-062

B) for park purposes;

3. Approve the proposed Project as further described in the Summary of this Report for a portion of Lafayette Park (Exhibit B), for a period not to exceed three (3) years;
4. Authorize the General Manager or designee to issue Temporary Right of Entry (TROE) Permits, as needed, to the Department of Public Works, Bureau of Engineering (BOE), Department of General Services (GSD) or other City Departments to conduct site preparation, utility installation, and construction and other works related to the installation of the proposed Project at Lafayette Park;
5. Authorize the General Manager or designee to issue a TROE Permit to the Los Angeles Homeless Services Authority and/or Chrysalis and/or any designated City Department for the operation, security and maintenance of the proposed Project for a period not to exceed three (3) years;
6. Find that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA);
7. Direct Staff to file the Notice of Exemption (NOE) within five (5) working days of approval; and,
8. Direct RAP's Chief Financial Officer or designee to authorize a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for filing the NOE.

SUMMARY

Lafayette Park is a 9.72-acre park located at 625 South Lafayette Park Place, Los Angeles (Exhibit A) that is divided by Wilshire Boulevard into two separate parcels. The larger, northern parcel contains a multi-purpose building with an auditorium and various community rooms, basketball courts, a children's play area, picnic tables, and a lighted soccer field. An Arts and Recreation Center, which the Board of Recreation and Park Commissioners (Board) approved in 2017, is currently under construction in the northern parcel. The smaller, southern parcel contains two tennis courts and landscaping. This Project, when completed, will be located on the southern parcel and will include club rooms, activity rooms, offices, practice rooms, as well as a large ensemble and performance space for public music, theater, and community events.

Homeless Shelter Crisis Background

According to the 2018 Homeless Count released by the Los Angeles Homeless Services Authority (LAHSA), the City of Los Angeles has a homeless population totaling approximately 31,285 individuals, with approximately 22,887 of these considered to be unsheltered on any given night. The LAHSA also released a recent Housing Inventory Count (HIC) that shows that the City's current shelter inventory is approximately 7,646 beds, which includes emergency shelter and

BOARD REPORT

PG. 3 NO. 19-062

transitional housing programs. The limited number of shelter beds within the City, in conjunction with the current unsheltered population of approximately 22,887 individuals in any given night, demonstrates that there is currently a demand that surpasses the supply of the City's shelter inventory.

In April 17, 2018, the City Council (CF No. 15-1138-S33), with the support of the Mayor, unanimously voted to declare an emergency shelter crisis in the City of Los Angeles. With this declaration and pursuant to Los Angeles Municipal Code (LAMC) 12.80 and 12.81, shelters may now be established and operated on non-governmental property as well as property owned or leased by the City of Los Angeles in any zone without limits.

On May 30, 2018, Mayor Garcetti issued Executive Directive No. 24 which directed fifteen (15) City Departments to prioritize and facilitate the construction of temporary emergency homeless shelters also called Bridge Housing. Although, RAP was not one of the fifteen (15) City Departments named in the subject directive, RAP, with its over four hundred fifty (450) parks, has been asked to contribute to alleviating the emergency shelter crisis within the City of Los Angeles through the proposed Project.

It should be noted that RAP has a long history of being in the forefront of providing services and facilities during emergencies. In the last two (2) years alone, eighteen (18) recreation centers have been used/activated as emergency shelters. During this time period, over 2,600 people and 24 pets have been provided refuge from fires, hot and cold weather, floods, gas explosions, and extended power outages.

Proposed Bridge Housing/Emergency Crisis Center and Storage Site

The proposed Project is a temporary homeless shelter that will operate for up to three (3) years and will provide emergency shelter, hygiene, storage, food services and case management for homeless individuals. The proposed site is a triangle shaped parcel located at the south-east portion of RAP's Lafayette Park at 625 South Lafayette Park Place, Los Angeles, CA 90057 with APN 5077-006-901 (Exhibit B). This parcel measures approximately 30,127 square-feet and includes two (2) tennis courts, landscaping, twenty-five (25) trees and no parking. The Project is intended to serve the local homeless community within the surrounding Wilshire community and may require the removal of up to three (3) of the existing trees. Replacement trees will be planted onsite.

The proposed design ([Exhibit C-1](#)) is attached to this Report:

BOARD REPORT

PG. 4 NO. 19-062

One or more of the various Bureaus under the Department of Public Works and the Los Angeles Department of Water and Power will need access to the park to construct and install the emergency homeless shelter. Should the Board approve the proposed Project, temporary right of entry permits will be issued to the appropriate Departments to complete the work.

Operation of the Proposed Bridge Housing/Emergency Crisis Center and Storage Site

The Los Angeles Homeless Services Authority (LAHSA) will operate the proposed Bridge Housing/Emergency Crisis Center and Storage Site. It is an independent, joint powers authority created by the Mayor, Los Angeles City Council, and the Los Angeles County Board of Supervisors to coordinate and manage the various programs that provide shelter, housing, and services to homeless people throughout Los Angeles City and County.

Should the Board approve the proposed Project, temporary right of entry permits will be issued to LAHSA or its designated contractor or service provider to operate and maintain the center.

Historical Precedent for the Emergency Use of Dedicated Park Property

At the end of World War II, veterans returned home to Los Angeles to find a City with a critical shortage of available housing. This situation was not limited to Los Angeles and was actually a nationwide problem leaving local and federal officials scrambling to find solutions. In December 1945, the Federal Housing Authority made surplus military dwellings, such as Quonset huts and barracks, along with funds to convert these military dwellings to temporary domestic use available to the City of Los Angeles. The City only needed to provide the appropriate sites and utilities.

In January 1946, the city's housing authority was permitted to use a 160-acre tract within the approximate 4000 existing acres of Griffith Park. Up to 750 Quonset huts were converted into duplexes for 1500 family units to house an estimated total population of 6000 residents. This housing area was named the Roger Young Village in honor of war hero Roger Young who posthumously received the Congressional Medal of Honor for gallantry in action on the Solomon Islands in 1943.

BOARD REPORT

PG. 5 NO. 19-062

This use was challenged by Van Griffith, the son of Griffith J. Griffith, and then Los Angeles City Police Commissioner, when he filed an injunction to halt the project on the basis that the City acquired the land for a park purpose and should be used as a park in perpetuity. This case is referred to as *Griffith v. City of Los Angeles* (1947) 78 Cal. App. 2d 796. The appellate court concluded that the city had general authority under the charter to use the land for all proper park purposes regardless of what the state authorized and that the use contemplated by the veteran's house project was, in fact, a park purpose. The court's analysis further determined that the interference with recreational uses for the duration of the emergency was insignificant and inconsequential to justify interference by the courts. The court's ruling rejected the injunction and the project was completed.

Similarities with the current Emergency Shelter Crisis

In the Griffith case, the State Legislature declared a housing crisis in the state and directed that parks be considered as the best and most accessible sites for temporary emergency housing. As noted, the City Council with the support of Mayor, declared an emergency shelter crisis on April 17, 2018. The declaration also directed that all City owned property or leased property be used for emergency shelters.

In the Griffith case, the proposed use of a portion of Griffith Park for temporary emergency housing was three (3) years. The City Council's and Mayor's declaration also proposed the use of City owned or leased property for emergency shelters for a period of three (3) years.

In the Griffith case, the courts determined that the temporary emergency housing didn't interrupt any actual playground or other recreational facilities. The proposed Project location currently contains two (2) tennis courts, landscaping and three (3) trees that will be displaced by the Project. Fortunately, the Department's Shatto Recreation Center, which is located less than one (1) mile away, has four (4) tennis courts that are available for use. Echo Park Recreation Center, which is located less than two (2) miles away, also has six (6) tennis courts that are available for use. The Department, **will** obtain permits to utilize two (2) additional tennis courts at Belmont High School which is less than two (2) miles away. There is adequate landscaping within the rest of Lafayette Park and, in accordance with the design plans, the three (3) trees that will be displaced will be replaced with three (3) trees on site.

As previously noted, RAP has a long history of providing emergency services and facilities. In 1994, a 6.7 magnitude earthquake shook the San Fernando Valley. The earthquake's epicenter was located in Reseda. Fifty-eight (58) people were killed and over 9,000 were injured. More than 80,000 buildings throughout the region were destroyed. Over 125,000 people were displaced including over 20,000 within the City. The City's Mayor declared a state of emergency. With the assistance of the Red Cross, forty-four (44) emergency shelters/tent cities were erected at various open areas including many RAP parks. Approximately 14,000 people were provided emergency shelter.

BOARD REPORT

PG. 6 NO. 19-062

ENVIRONMENTAL IMPACT STATEMENT

The proposed project consists of new construction of a store, motel, office, restaurant or similar commercial structure not exceeding 10,000 square-feet in floor area on sites zoned for such use, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is comprised of a new single-story 7,200 square-foot modular tent structure on a City-owned parcel, located in the densely populated, highly urban Wilshire community, not adjacent to environmentally sensitive areas. The project scope also includes clearing of invasive shrubs and maintenance of existing landscaping; outdoor lighting and fencing for security purposes; minor grading on land with a slope of less than 10%; new landscaping and temporary use of land that has no permanent effect upon the environment. As such, Staff recommends that the Board determine that the project is exempt from CEQA pursuant to Article III, Class 1(8) [maintenance of existing landscaping], Class 1(12) [outdoor lighting and fencing for security purposes] and Class 4(1) [minor grading on land that occurs with a slope of less than 10%], Class 4(3) [new landscaping] and Class 4(6) [temporary use of land that has no permanent effect upon the environment] of the City CEQA Guidelines and pursuant to Article 19, Section 15301(h) [maintenance of existing landscaping], 15303(c) [new construction of a store, motel, office, restaurant or similar commercial structure not exceeding 10,000 square feet in floor area on sites zoned for such use, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive] and 15304 (a) [grading on land with a slope of less than 10 percent], 15304(b) [new gardening or landscaping], and 15304(e) [minor temporary use of land having negligible or no permanent effects on the environment] of the California CEQA Guidelines.

FISCAL IMPACT STATEMENT

All costs related to the design, construction, and operation of the proposed Project are to be identified by the City Administrative Officer. None of RAP's General Funds are to be used for this Project.

This Report has been prepared by Cid Macaraeg, Senior Management Analyst II, Planning, Maintenance and Construction Branch

List of Attachment(s)

Attachment A – Site Plan

Attachment B – Area Plan

Attachment C -1– Proposed Design

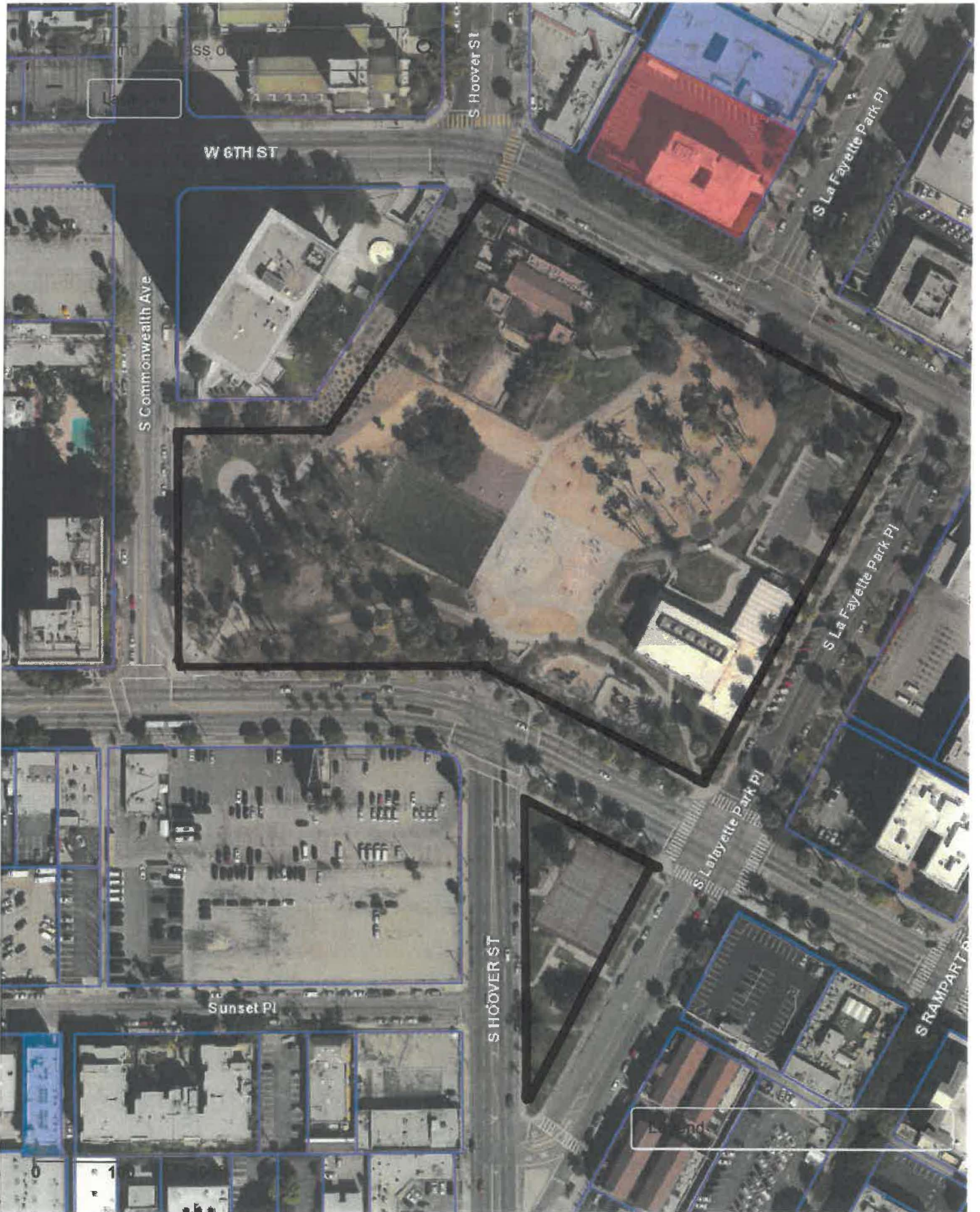


EXHIBIT A

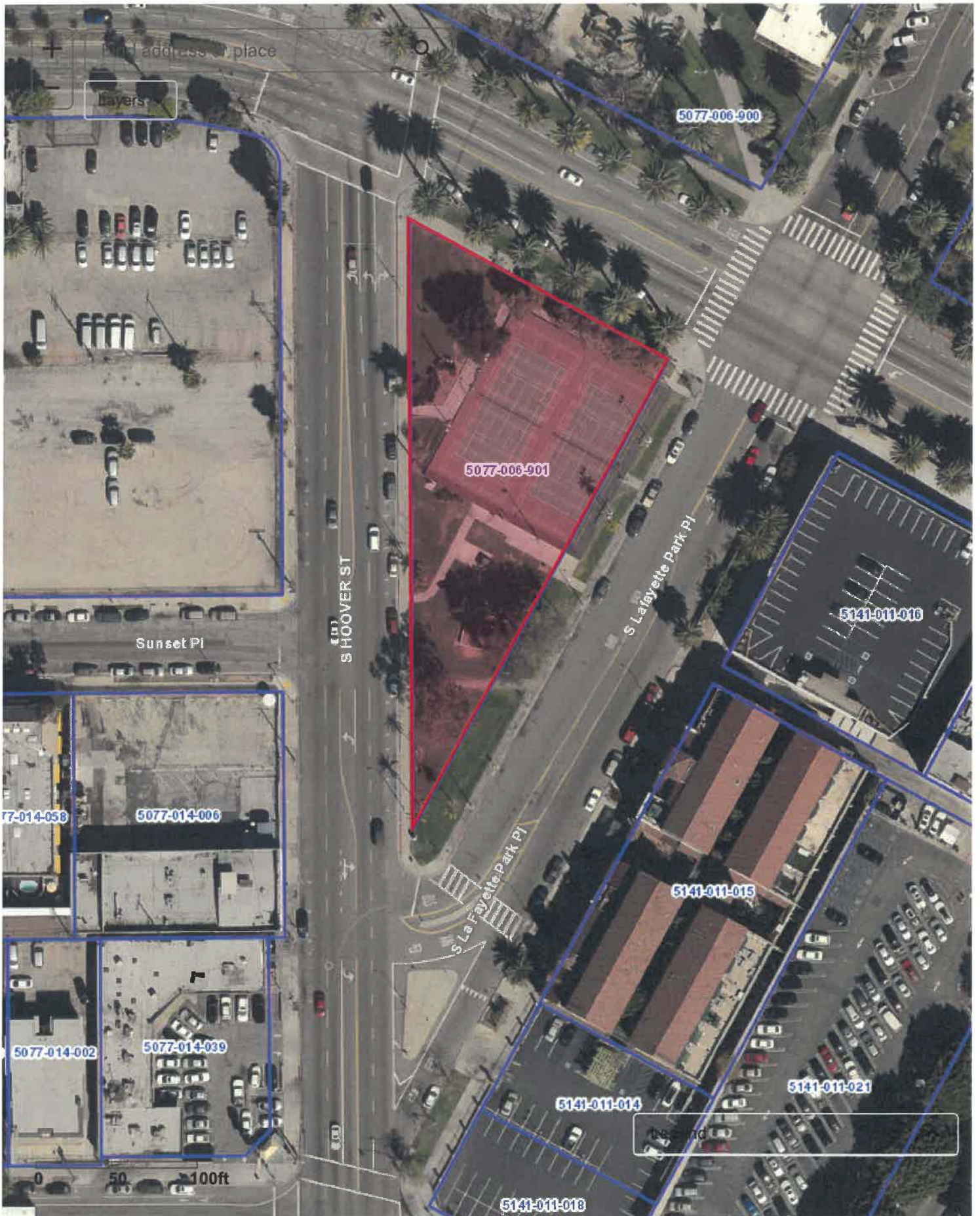
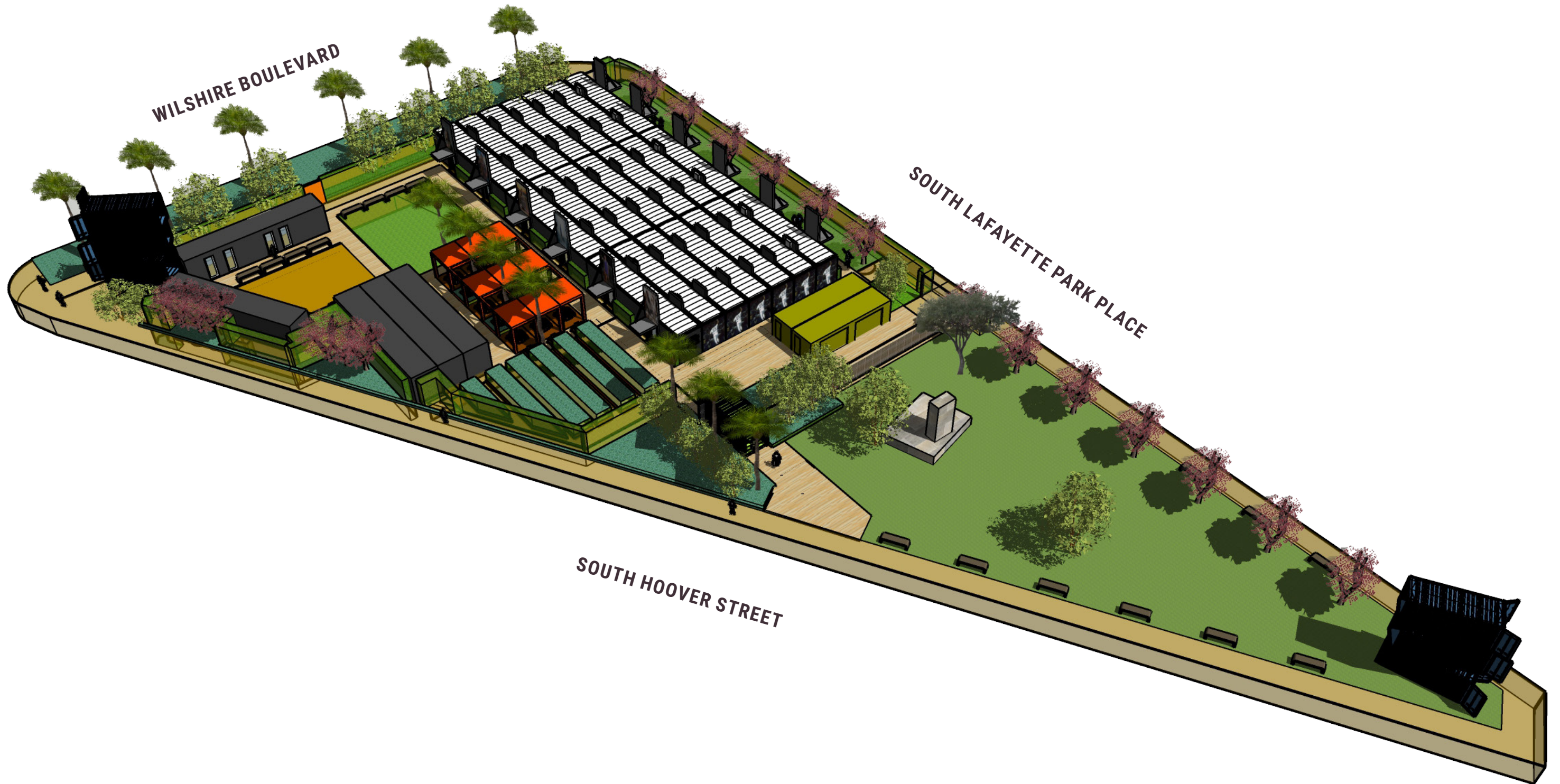
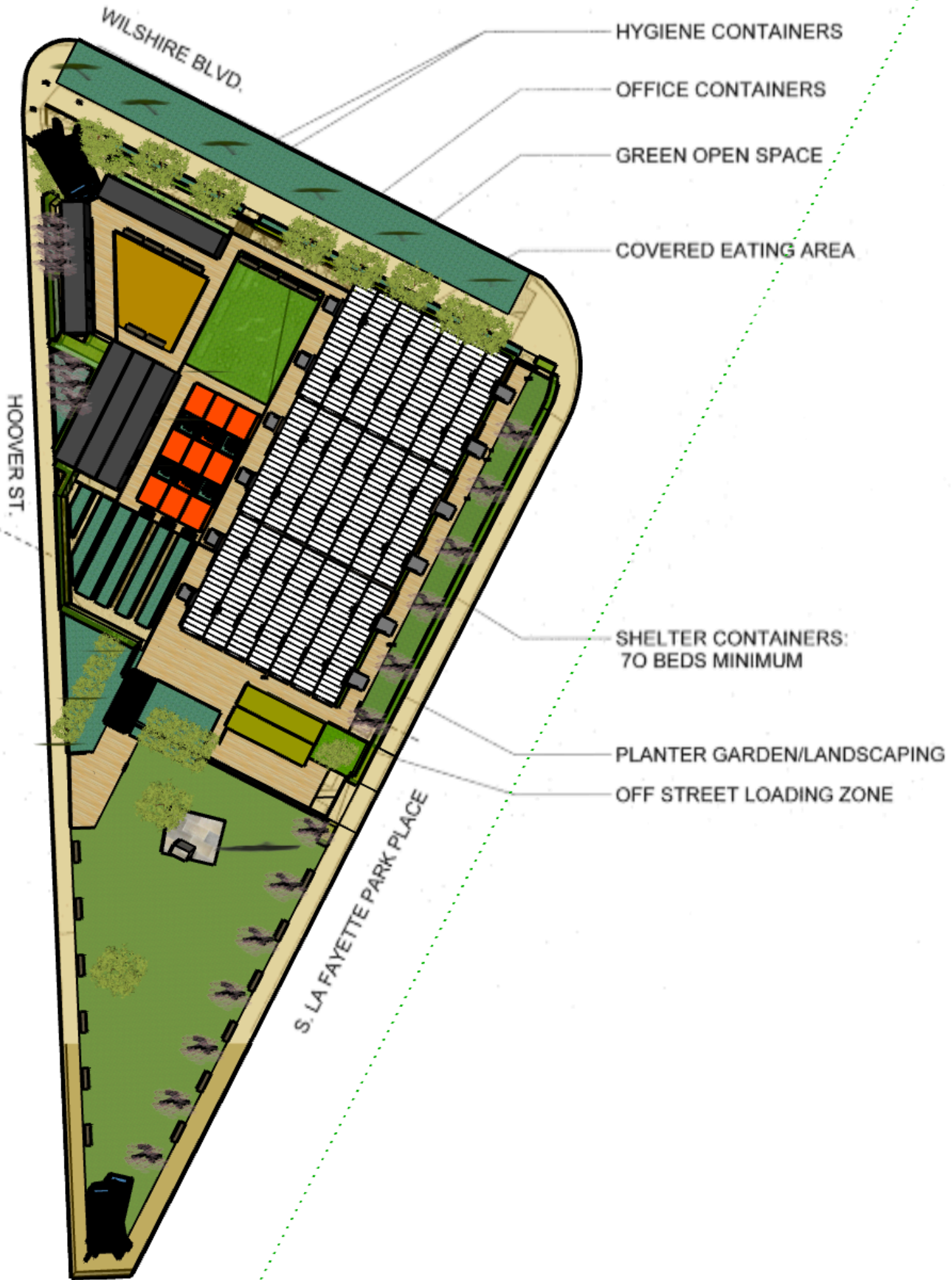


EXHIBIT B



AERIAL VIEW



ATTACHMENT 2

DECLARATION OF LOCAL EMERGENCY

WHEREAS, Section 231(i) of the Los Angeles City Charter and Ch. 3, Section 8.27 of the Los Angeles Administrative Code provide that the Mayor of the City of Los Angeles has the authority to declare the existence of a local emergency as a result of any occurrence which, by reason of its magnitude, is or is likely to become beyond the control of the normal services, personnel, equipment, and facilities of the regularly constituted branches and departments of City government; and

WHEREAS, the City of Los Angeles has at any given time approximately 41,980 people experiencing homelessness Citywide; and

WHEREAS, the number of unhoused people in the City of Los Angeles has increased dramatically in recent years, nearly doubling in the past decade, with the number of unhoused families increasing by 238 percent since 2007; and

WHEREAS, the City of Los Angeles represents 9.6 percent of the State of California's population but 25 percent of the State's unsheltered population, and the City represents only 1.2 percent of the total United States population but 7.2 percent of the United States population of people experiencing homelessness; and

WHEREAS, as a percentage of its population, the number of unsheltered people in the City of Los Angeles is approximately 18 times higher than the number in New York City and 14 times higher than the number in Chicago; and

WHEREAS, there are more people currently experiencing homelessness in the City of Los Angeles than were displaced by Hurricane Harvey in Houston (30,000) or the 1994 Northridge Earthquake (20,000); and

WHEREAS, homelessness has disproportionately impacted Black, Indigenous and Immigrant Angelenos. Black people comprise only 8 percent of the population of the City of Los Angeles but, in the most recent homelessness count, accounted for 33 percent or more of people experiencing homelessness; and

WHEREAS, homelessness has increased dramatically and disproportionately among Hispanic and Latino Angelenos during the COVID-19 pandemic. The share of the population of people experiencing homelessness who are Hispanic or Latino increased by 30 percent between 2020 and 2022 and now constitute 42 percent of unhoused individuals. Black and Brown Angelenos comprise 75 percent of people experiencing homelessness; and

WHEREAS, the homelessness crisis has had unacceptable consequences for Angelenos, including a significant death toll that has rapidly increased since the start of the COVID-19 pandemic. The Los Angeles County Department of Public Health has reported an average of over 5 deaths per day of unhoused persons as of March 2021, a 200 percent increase in the death rate of persons experiencing homelessness over the past decade and a 56 percent increase over just one year prior; and

WHEREAS, women now comprise about a third of people experiencing homelessness and at least 60 percent of those women have experienced violence, and more than a third of LGBTQ+ women experiencing homelessness have experienced sexual assault; and

WHEREAS, a disproportionate share of youth experiencing homeless identify as LGBTQ+ and lack adequate access to resources; and

WHEREAS, the murder rate for people experiencing homeless is at the highest recorded levels, and increased by 47 percent in 2021 alone; and

WHEREAS, severe overcrowding in Los Angeles has also led to increased deaths from COVID-19. In neighborhoods with 40 percent overcrowding as compared to a national average of 3 percent, residents are 11 times more likely to die because of COVID-19; and

WHEREAS, shelter and housing is particularly important during these coming winter months when people experiencing homelessness in the City are likely to face heightened exposure and dangers from living outdoors, and heightened dangers from the combination of COVID-19, flu outbreak and respiratory syncytial virus (RSV). It is projected that the City will face an acute shortage of winter homeless shelters through March 2023, with fewer than half the number of shelter sites available as in the winter of 2021-2022 and nearly two-thirds fewer shelter beds; and

WHEREAS, the City's eviction moratorium, which has protected many Angelenos from falling into homelessness, ends concurrently with the end of the City's State of Local Emergency regarding the COVID-19 pandemic on February 1, 2023; and

WHEREAS, the State of California's COVID-19 State of Emergency, which has provided resources to keep many Angelenos from falling into homelessness, ends in February of 2023, thus requiring immediate action in order to create replacement and additional housing and shelter, and in order to support the necessary infrastructure and laws required to protect and provide that shelter and housing; and

WHEREAS, people experiencing homelessness suffer disproportionately from mental and physical health ailments, the treatment of which has strained the City's ability to provide appropriate shelter and housing and which require assistance from the County

Health Department to provide the necessary public services. Specifically, it is estimated that 47 percent of unsheltered people in the City of Los Angeles are affected by a health condition, 46 percent are affected by substance abuse, 34 percent are affected by a serious mental illness, 29 percent are affected by physical disabilities, 17 percent are affected by post-traumatic stress disorder, 7 percent are affected by developmental disabilities, and 6 percent are affected by traumatic brain injuries. Recent studies differ on the exact percentages but dramatic increases over time are prevalent in all of the data. The prevalence of extreme need significantly stress the City's public services; and

WHEREAS, notwithstanding that the State of California has enacted a CARE Court to address the crisis of untreated mental illness, the beds and necessary access to acute and subacute care is in development and steps must be taken in the interim to provide increased access to care; and

WHEREAS, the homelessness crisis has strained the City's public safety resources. Among other things, occurrences of fires related to homelessness have nearly tripled between 2018 and 2021, averaging 24 fires a day in the first quarter of 2021, and now constitute a majority of all fires to which the Los Angeles Fire Department responds; and

WHEREAS, paramedic calls to address the crisis on our streets and in our other public spaces are increasing at alarming rates and unhoused residents are 19 times more likely to require an emergency room transport by paramedics than housed residents; and

WHEREAS, the homelessness crisis confronting Los Angeles has grown both incrementally and exponentially, leading to death, illness, and deplorable living conditions even worse than those that created emergencies due to persistent and worsening conditions from prison overcrowding, deterioration in water quality, or fire risk due to climate change; and

WHEREAS, the conditions in December 2022 are even more dire than when Mayor Bradley declared a local emergency due to the upcoming winter weather and its effects on the people experiencing homelessness in 1987; and

WHEREAS, the displacement of the number of people living on the streets of the City of Los Angeles today is a daily recurring emergency, empowering the Mayor to declare a state of emergency, no less than if the emergency was caused by an earthquake, fire, or flood; and

WHEREAS, the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of housing units, use mutual aid, and seek assistance and potential reimbursement by the State and Federal governments will be critical to successfully responding to this homelessness crisis; and

WHEREAS, during the pendency of the existence of a local emergency, the Los Angeles City Council shall retain its full authority to consider a variety of City ordinances to codify the measures necessary to address this homelessness crisis; and

WHEREAS, during the COVID-19 pandemic the City Council created the COVID-19 Homelessness Roadmap and committed the funding and resources needed to produce 6700 housing options in 18 months; and

WHEREAS, the City currently has 14,475 interim housing beds and the City Council continues to prioritize the building of interim and permanent supporting housing and yet need outpaces demand; and

WHEREAS, the City projects it will soon have a total of 12,908 supportive and affordable units, of which 3,861 have been completed already, 5,171 are currently under construction, and 3,876 are in pre-development; and

WHEREAS, notwithstanding that Council has been and is acting with urgency, including implementing a roadmap to house thousands of Angelenos and building an unprecedented number of supportive housing units and shelters, an emergency declaration is necessary to mobilize resources, save lives, and provide for the public health, welfare, and safety of all; and

WHEREAS, the City of Los Angeles has responded to the rapid increase in its homeless population with unprecedented investments into homelessness solutions, including a nearly \$1.2 billion commitment in the 2022-2023 City budget for the construction of thousands of units of supportive housing, the expansion of bridge housing, and the hiring of professionals to address the homelessness crisis and, notwithstanding these efforts, the number of those experiencing homelessness in the City continues to increase and outstrip the resources and services that the City has provided; and

WHEREAS, the magnitude of loss of life, the persistent and disproportionate impact of the COVID-19 pandemic, and the persistent discriminatory impacts of a lack of housing warrant and necessitate that I declare the existence of a local emergency; and

WHEREAS, the benefits of this emergency declaration, coupled with past and future actions by the Los Angeles City Council to address the homelessness crisis, will help ensure that this local emergency will be of a temporary nature;

NOW, THEREFORE, I hereby declare the existence of a local emergency and direct all Divisions of the Emergency Operations Organization (EOO) and all other City Departments to take necessary steps for the protection of life, health and safety in the City of Los Angeles.

I REQUEST, that the City Council adopt resolutions pursuant to the Los Angeles Administrative Code Sections 10.1.1, 10.2.1, 10.5(a)(8), and 10.5.5 to expedite the procurement and contracting process for materials, equipment, and services necessary to respond rapidly to the homelessness crisis.

I DIRECT that, as Director of the EOO, I shall coordinate Citywide planning and response with respect to unsheltered individuals in conjunction with the City Administrative Officer, Los Angeles Homeless Services Authority, Los Angeles City Housing Department, Los Angeles City Planning Department and any and all necessary departments and agencies.

I FURTHER DIRECT that the City coordinate its efforts to address this declared emergency with the County of Los Angeles, the State of California, and the federal government.

I FURTHER DIRECT, that the continuing state of emergency shall be regularly evaluated, in coordination with City Council, by reference to key performance indicators of progress in addressing the emergency, including, but not limited to:

- Decrease in the number and size of encampments;
- Regulatory relief from other jurisdictions and within Los Angeles City agencies to create flexibility to address the crisis;
- Relaxation in the restraints that limit the ability of the City's proprietary departments to create flexibility to address the crisis;
- Increased housing placements;
- Increased starts on new affordable housing options;
- An increase in temporary and permanent housing units;
- Increased outside aid through access to mental health and substance use beds;
- A decrease in the number of persons being evicted from existing housing units;
- A decrease in the number of persons falling into homelessness.

I FURTHER DIRECT that this Emergency Declaration sunset in six months subject to being renewed. The setting of a specific time frame allows for actions to be taken to make permanent, necessary structural changes.

I FURTHER DIRECT that all relevant City departments and agencies compile and deliver to the Mayor information about the specific and necessary resources and support that the

City should request from Los Angeles County, the State of California and the Federal government to address this crisis.

I THEREFORE DIRECT that the Declaration of Local Emergency shall take effect immediately and that notice shall be given of said Declaration through the most feasible means.



Karen Bass, MAYOR

Dated: December 12, 2022
at Los Angeles, California
Time: 9:00 a.m.

Filed with the City Clerk
Date: December 12, 2022
Time: 9:05 a.m.
By: *Pat J. Luth*



KAREN BASS
MAYOR

DECLARATION OF LOCAL HOUSING AND HOMELESSNESS EMERGENCY

WHEREAS, Section 231(i) of the Los Angeles City Charter and Section 8.33 of the Los Angeles Administrative Code provide that the Mayor of the City of Los Angeles has the authority to declare the existence of a local emergency due to the existence of a critical shortage of local affordable housing and/or an emergency on homelessness; and

WHEREAS, on December 12, 2022, I declared the existence of a local emergency on homelessness with a sunset of six months subject to renewal. The City Council renewed the declaration of emergency and established a new sunset date of July 9, 2023; and

WHEREAS, although significant progress has been made since I declared the homelessness emergency in December of last year, the City still faces a critical shortage of local affordable housing, and the number of individuals unhoused and unsheltered remain far too high; and

WHEREAS, the City still finds itself in an emergency because most if not all of the concerns articulated in the recitals in my December declaration are true today; 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 to the federal Department of Housing and Urban Development. This alone is sufficient to authorize my declaration of this local housing and homelessness emergency under Section 8.33 of the Los Angeles Administrative Code; 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. This is yet another independent basis for me to declare this local housing and homelessness emergency under Section 8.33 of the Los Angeles Administrative Code; and

WHEREAS, declaring this emergency will enable the City to continue to mobilize local resources, coordinate inter-agency response, accelerate procurement of housing units, use mutual aid, and seek assistance and potential reimbursement by the State and

Federal governments - all critical to the ongoing efforts to respond forcefully and successfully to this housing and homelessness crisis; and

WHEREAS, because current conditions remain consistent with those in existence during the pendency of the local emergency I declared in December of last year, the Los Angeles City Council retains its full authority to consider a variety of City ordinances to codify the measures necessary to address this homelessness crisis; and

WHEREAS, although the City has been and is acting with urgency, including implementing a roadmap to house thousands of Angelenos and building an unprecedented number of supportive housing units and shelters, this emergency declaration is necessary to continue to mobilize resources, save lives, and provide for the public health, welfare, and safety of all;

NOW, THEREFORE, I thereby declare the existence of a local emergency on affordable housing and homelessness and direct all City Departments to take necessary steps for the protection of life, health and safety in the City of Los Angeles. The Executive Directives issued by me in response to the original declaration of emergency and its renewal shall remain in full force and effect through the pendency of this declaration.

I DIRECT that, as authorized under Section 8.33 of the Los Angeles Administrative Code, I shall coordinate citywide planning and respond with respect to unsheltered or unhoused individuals in conjunction with the City Administrative Office, Los Angeles Homeless Services Authority, Los Angeles City Housing Department, Los Angeles City Planning Department, and all other necessary departments and agencies. I shall also coordinate the City's efforts to address this declared emergency with the County of Los Angeles, the State of California, and the federal government.

I FURTHER DIRECT, that the continuing state of emergency shall be regularly evaluated, in coordination with City Council, by reference to key performance indicators of progress in addressing the emergency, including, but not limited to:

- Decrease in the number and size of encampments;
- Regulatory relief from other jurisdictions and within Los Angeles City agencies to create flexibility to address the crisis;
- Relaxation in the restraints that limit the ability of the City's proprietary departments to create flexibility to address the crisis;
- Increased housing placements;
- Increased starts on new affordable housing options;
- An increase in temporary and permanent housing units;
- Increased outside aid through access to mental health and substance use beds;
- A decrease in the number of persons being evicted from existing housing units;
- A decrease in the number of persons falling into homelessness.

I FURTHER DIRECT that all relevant City departments and agencies continue to cooperate by compiling and delivering to the Mayor information about the specific and necessary resources and support that the City should request from Los Angeles County, the State of California and the Federal government to address this crisis.

I THEREFORE DIRECT that the Declaration of Local Emergency shall take effect immediately with respect to a critical shortage of local affordable housing and the homelessness crisis, and that notice shall be given of this Declaration through the most feasible means.



KAREN BASS
Mayor

Dated at Los Angeles, California

Date: July 7th, 2023

Time: 5:14 p.m.

Filed with the City Clerk

Date: July 7, 2023

Time: 6:04 pm

By:  
Signed with ClerkSign
Jul 07, 2023 6:04PM

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-05151-0491

Date: 01/05/2024


To: Jimmy Kim, General Manager
Department of Recreation And Parks

Attn: Darryl Ford, Superintendent of Planning and Construction
Department of Recreation And Parks

From: Edwin Gipson II, Assistant City Administrative Officer
Office of the City Administrative Officer

Subject: **REQUEST TO EXTEND A BRIDGE HOME SHELTER AT 668 S. HOOVER ST.
(AKA 625 LA FAYETTE PL.)**

Digitally signed by
Edwin Gipson II
Date: 2024.01.04
18:34:40 -08'00'



The A Bridge Home program (ABH) was created in response to the City Council declared shelter crisis on April 17, 2018 (C.F. 15-1138-S33) in an effort to provide shelter to people experiencing homelessness (PEH). On April 2, 2019, the City owned site located at 668 S. Hoover St. (also known as 625 La Fayette Pl.) in Council District 10 was approved by the Council and Mayor (C.F. 18-0392) for an ABH shelter.

The Mayor declared a local emergency on December 12, 2022 (C.F. 22-1545), which aims to reduce the number of people experiencing homelessness citywide (approximately 41,980). In an effort to support the local emergency, the Homelessness Group within the Office of the City Administrative Officer requests to extend this site for one year and respectfully requests the Recreation And Parks (RAP) Department to take any necessary actions or receive necessary approvals for this extension. The site information is as follows:

668 S. Hoover St. (aka 625 La Fayette Pl.)
Service Provider: The Salvation Army
Bed Count: 70
Structure type: Shipping Containers
Expiration date: February 10, 2024
Extension request: 1 year

Thank you for your assistance with this matter. If you have any questions about this request, please contact Kendra Leal, Senior Administrative Analyst II, at kendra.leal@lacity.org, or Annabelle Gonzales, Senior Administrative Analyst I, at annabelle.gonzalez@lacity.org.

cc: Meghan Luera, Senior Management Analyst II, RAP