

Homelessness

POSITION

BOMA/GLA recognizes that homelessness is one of our society's greatest moral and humanitarian concerns. Our members consider themselves active in the community and key contributors to a responsible long-term solution. Additionally, as owners and managers of commercial real estate, our customers value clean and safe working environments. As members of the business community and providers of their facilities, we realize the ramifications of this unbridled issue.

As such, BOMA/GLA:

- Supports active involvement in with our legislators in efforts to solve the issue of homelessness;
- Supports and participate in philanthropic efforts that benefit the homeless;
- Supports measures that protect the property of our stakeholders;
- Opposes fiscally irresponsible burdens to our stakeholders that lack community involvement, input and oversight;
- Opposes additional homelessness related taxes that are inefficient, do not provide benefits back to the commercial real estate community, and/or unnecessarily and disproportionately burden the commercial real estate community;
- Supports standardized systems that empower building management and law enforcement to efficiently and constructively address security threats posed by trespassers and encampments;
- Advocates for additional resources that enable the commercial real estate community to address this;
- Supports coalitions across sectors to create new housing opportunities and homelessness services that ultimately create a pathway to giving people the dignity of a home;



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BACKGROUND

According to the Los Angeles Homeless Services Authority's Greater Los Angeles Homeless Count, there are 31,285 and 52,765 people experiencing homelessness in the City of LA and County of LA, respectively.

"According to homelessness counts between 2010 and 2017, the number of homeless people across Los Angeles County went from 38,700 to over 55,000 – an increase of 42%. Many factors contributed to such large increases in homelessness, including Los Angeles County's housing supply issues. A 2017 report by the California Housing Partnership (CHP) found that median rent in the county has increased by 32% over the past two decades while renter median decreased by 3% (adjusting for inflation) over the same time period. This is particularly significant given that over half of Los Angeles County residents are renters. Furthermore, CHP estimates that LA County needs an additional 568,000 affordable housing units in order to meet the demand of its lowest-income renters.

The majority of our homeless neighbors have experienced these income and housing changes in Los Angeles County over the past two decades. The 2018 Homeless Count reports that over 65% of homeless adults have lived in Los Angeles County for over 20 years. Furthermore, almost half of people experiencing homelessness for the first time this year cited loss of employment or financial strain as the primary cause. LAHSA also reports that people experiencing first-time homelessness is on the rise.

LAHSA's 2018 Homeless Count reported 52,765 individuals and family members experiencing homelessness (including Long Beach, Pasadena, and Glendale who conduct their own homelessness counts), the first decrease in the homeless population in four years.

These large changes occurred in a range of neighborhoods spread throughout the county. North Hollywood's homeless population rose from 791 in 2017 to 2,315 in 2018 - making it the second largest homeless community outside of Downtown Los Angeles.

Despite select neighborhood-level increases, the County experienced a 4% decrease in overall homelessness in 2018. Further, LAHSA reported nearly 20% decreases in veteran homelessness and chronic homelessness. LAHSA attributes these reductions to a number of different factors. In November of 2016, residents of the City of Los Angeles approved Proposition HHH (\$1.2 billion in bonds to fund housing for homeless people and people at risk of becoming homeless and to fund facilities that provide mental health care, addiction treatment, and other services) to fund permanent supportive housing in the City of Los Angeles. In March of 2017, Los Angeles County voters approved a tax increase to fund \$3.5 billion to address homelessness over the



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next 10 years (Measure H, a .25% county sales tax for 10 years in order to fund homeless services and prevention). The decrease in the homeless population reported by the Homeless Count could be an indication that the recently dispersed funds from these measures are having an immediate impact, as LAHSA reported higher rates of housing placement for homeless people in 2017 than the previous two years.

But while the findings of LAHSA's 2018 Homeless Count indicate that we're moving in the right direction, far more work is required. Despite containing only 3% of the total U.S. population, Los Angeles County still holds nearly 10% of the country's homeless population. Moreover, Los Angeles's commercial corridors retain high concentrations of homeless encampments and therefore see less of the progress day-to-day. People around the world are looking to Los Angeles for compassionate leadership and innovation in solving this human rights crisis."

BOMA/GLA has consistently supported efforts to more efficiently and effectively address the multifaceted challenges presented by homelessness. It has participated in coalition efforts to create more housing and homelessness services, raised the alarm bell on homelessness far before it became a front-and-center political issue, and advocated for policies that empower building management to address encampments and trespassers on their assets.

BOMA/GLA proactively engages policymakers and local governments with the views of the commercial real estate community to solve the issue of homelessness. It encourages government to seek the commercial real estate industry's needs in advance and seeks out a culture of compromise.