



## Homes for Life FOUNDATION

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8939 S. Sepulveda Blvd.  
Suite 460  
Los Angeles, CA 90045  
Phone: (310) 337-7417  
Fax: (310) 337-7413  
www.homesforlife.org  
E-mail: info@homesforlife.org

April 18, 2011

Honorable Ed Reyes  
Los Angeles City Hall  
200 North Spring Street, Room 410  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Reyes:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

As proposed, this ordinance would prevent us from developing, owning and operating housing such as our "Buchanan House," which has provided permanent housing to six formerly homeless, very low income persons with disabilities in Los Angeles for over 22 years. The proposed Community Care Licensing ordinance would also restrict housing opportunities for homeless and formerly homeless people with disabilities within the City of Los Angeles. Under this proposal, to be located in a low-density residential zone (R1 or R2), a home must be occupied by a "family," redefined as a "single housekeeping unit." "Single housekeeping unit" would be defined, in part, as household members all living under a single lease.

Buchanan House, located in an R1 zone in Highland Park, was acquired and renovated by Homes for Life Foundation in 1987. We received funds for its development from the City of Los Angeles Community Redevelopment Agency, City of Los Angeles Community Development Department, County of Los Angeles Community Development Commission, State Department of Housing and Community Redevelopment Agency, and the U.S. Department of Housing and Urban Development. Under the conditions of the funding, we are required to charge each resident an affordable rent based on his or her individual income, and enter into individual leases with the residents that memorialize their rent

Honorable Ed Reyes

April 18, 2011

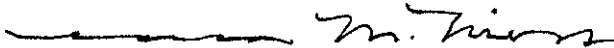
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Yours truly,



Carol M. Liess

Executive Director

HOMES FOR LIFE FOUNDATION



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April 18, 2011

Honorable Paul Krekorian  
Los Angeles City Hall  
200 North Spring Street, Room 425  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Krekorian:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Paul Krekorian

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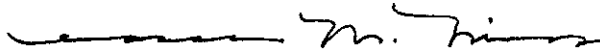
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Carol M. Liess

Executive Director

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April 18, 2011

Honorable Dennis P. Zine  
Los Angeles City Hall  
200 North Spring Street, Room 450  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Zine:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Dennis P. Zine

April 18, 2011

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Yours truly,

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Carol M. Liess

Executive Director

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April 18, 2011

Honorable Tom LaBonge  
Los Angeles City Hall  
200 North Spring Street, Room 480  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember LaBonge:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Tom LaBonge

April 18, 2011

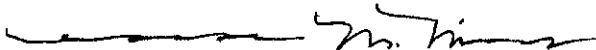
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Carol M. Liess

Executive Director

HOMES FOR LIFE FOUNDATION





# Homes for Life

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[www.homesforlife.org](http://www.homesforlife.org)

E-mail: [info@homesforlife.org](mailto:info@homesforlife.org)

April 18, 2011

Honorable Paul Koretz  
Los Angeles City Hall  
200 North Spring Street, Room 440  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Koretz:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Paul Koretz

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Executive Director  
HOMES FOR LIFE FOUNDATION



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April 18, 2011

Honorable Tony Cardenas  
Los Angeles City Hall  
200 North Spring Street, Room 455  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Cardenas:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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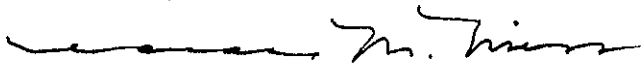
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April 18, 2011

Honorable Richard Alarcon  
Los Angeles City Hall  
200 North Spring Street, Room 470  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Alarcon:

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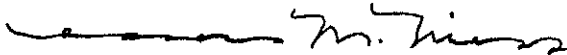
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Executive Director

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8939 S. Sepulveda Blvd.

Suite 460

Los Angeles, CA 90045

Phone: (310) 337-7417

Fax: (310) 337-7413

[www.homesforlife.org](http://www.homesforlife.org)

E-mail: [info@homesforlife.org](mailto:info@homesforlife.org)

April 18, 2011

Honorable Bernard Parks  
Los Angeles City Hall  
200 North Spring Street, Room 460  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Parks:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

As proposed, this ordinance would prevent us from developing, owning and operating housing such as our "Buchanan House," which has provided permanent housing to six formerly homeless, very low income persons with disabilities in Los Angeles for over 22 years. The proposed Community Care Licensing ordinance would also restrict housing opportunities for homeless and formerly homeless people with disabilities within the City of Los Angeles. Under this proposal, to be located in a low-density residential zone (R1 or R2), a home must be occupied by a "family," redefined as a "single housekeeping unit." "Single housekeeping unit" would be defined, in part, as household members all living under a single lease.

Buchanan House, located in an R1 zone in Highland Park, was acquired and renovated by Homes for Life Foundation in 1987. We received funds for its development from the City of Los Angeles Community Redevelopment Agency, City of Los Angeles Community Development Department, County of Los Angeles Community Development Commission, State Department of Housing and Community Redevelopment Agency, and the U.S. Department of Housing and Urban Development. Under the conditions of the funding, we are required to charge each resident an affordable rent based on his or her individual income, and enter into individual leases with the residents that memorialize their rent

Honorable Bernard Parks

April 18, 2011

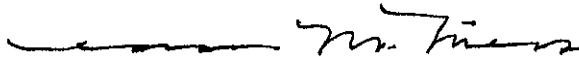
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Homes for Life Foundation currently have thousands of persons on its waiting lists for available housing. We typically receive more than 10 applications for every new apartment unit we complete. Given the severe lack of affordable permanent housing for persons with chronic mental illness, residents at Buchanan House would be at risk of homelessness were we to be forced to close this home.

We therefore ask that you remove requirements for a single lease from the proposed ordinance, and continue to allow homes such as Buchanan House to provide housing for persons with disabilities in an R1 zone.

Yours truly,

A handwritten signature in black ink, appearing to read "Carol M. Liess", written over a horizontal line.

Carol M. Liess  
Executive Director  
HOMES FOR LIFE FOUNDATION





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April 18, 2011

Honorable Jan Perry  
Los Angeles City Hall  
200 North Spring Street, Room 420  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Perry:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Jan Perry

April 18, 2011

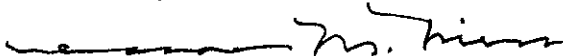
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Yours truly,



Carol M. Liess

Executive Director

HOMES FOR LIFE FOUNDATION



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April 18, 2011

Honorable Herb J. Wesson, Jr.  
Los Angeles City Hall  
200 North Spring Street, Room 430  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Wesson:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Herb J. Wesson, Jr.  
April 18, 2011  
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We therefore ask that you remove requirements for a single lease from the proposed ordinance, and continue to allow homes such as Buchanan House to provide housing for persons with disabilities in an R1 zone.

Yours truly,



Carol M. Liess  
Executive Director  
HOMES FOR LIFE FOUNDATION



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April 18, 2011

Honorable Bill Rosendahl  
Los Angeles City Hall  
200 North Spring Street, Room 415  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Rosendahl:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Bill Rosendahl

April 18, 2011

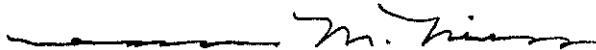
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Yours truly,

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Carol M. Liess

Executive Director

HOMES FOR LIFE FOUNDATION



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www.homesforlife.org  
E-mail: info@homesforlife.org

April 18, 2011

Honorable Greig Smith  
Los Angeles City Hall  
200 North Spring Street, Room 405  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Smith:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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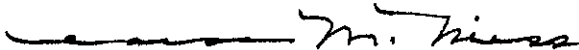
Honorable Greig Smith  
April 18, 2011  
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Yours truly,

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Carol M. Liess  
Executive Director  
HOMES FOR LIFE FOUNDATION





# Homes for Life

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April 18, 2011

Honorable Eric Garcetti  
Los Angeles City Hall  
200 North Spring Street, Room 475  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Garcetti:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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Honorable Eric Garcetti

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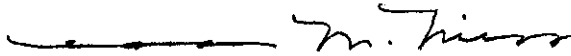
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HOMES FOR LIFE FOUNDATION



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April 18, 2011

Honorable Jose Huizar  
Los Angeles City Hall  
200 North Spring Street, Room 465  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Huizar:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

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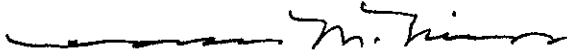
Honorable Jose Huizar  
April 18, 2011  
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Yours truly,



Carol M. Liess  
Executive Director  
HOMES FOR LIFE FOUNDATION



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Fax: (310) 337-7413  
www.homesforlife.org  
E-mail: info@homesforlife.org

April 18, 2011

Honorable Janice Hahn  
Los Angeles City Hall  
200 North Spring Street, Room 435  
Los Angeles, CA 90012

RE: COUNCIL FILE 11-0262, PROPOSED COMMUNITY CARE LICENSING ORDINANCE

Dear Councilmember Hahn:

On behalf of Homes for Life Foundation (HFLF), I am writing to express concerns regarding the above-referenced proposed ordinance. HFLF is a non-profit corporation dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless. To date, HFLF has acquired/rehabilitated and manages 12 large homes and one triplex, and has rehabilitated/built eight apartment buildings in Los Angeles County. In total, HFLF has completed 256 units/beds for persons with chronic mental illness.

As proposed, this ordinance would prevent us from developing, owning and operating housing such as our "Buchanan House," which has provided permanent housing to six formerly homeless, very low income persons with disabilities in Los Angeles for over 22 years. The proposed Community Care Licensing ordinance would also restrict housing opportunities for homeless and formerly homeless people with disabilities within the City of Los Angeles. Under this proposal, to be located in a low-density residential zone (R1 or R2), a home must be occupied by a "family," redefined as a "single housekeeping unit." "Single housekeeping unit" would be defined, in part, as household members all living under a single lease.

Buchanan House, located in an R1 zone in Highland Park, was acquired and renovated by Homes for Life Foundation in 1987. We received funds for its development from the City of Los Angeles Community Redevelopment Agency, City of Los Angeles Community Development Department, County of Los Angeles Community Development Commission, State Department of Housing and Community Redevelopment Agency, and the U.S. Department of Housing and Urban Development. Under the conditions of the funding, we are required to charge each resident an affordable rent based on his or her individual income, and enter into individual leases with the residents that memorialize their rent

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obligations. Our residents also receive supportive services from Homes for Life Foundation to assist them to develop their independent living skills and pursue their educational and career goals. With this support, our residents have achieved stability and increased self-sufficiency. Two of the residents have lived at Buchanan House for over 20 years; one for over 10 years, and three for between 1 to 3 years. The home and residents are part of the community and get along well with their neighbors; we know of no complaints from neighbors.

Homes for Life Foundation currently have thousands of persons on its waiting lists for available housing. We typically receive more than 10 applications for every new apartment unit we complete. Given the severe lack of affordable permanent housing for persons with chronic mental illness, residents at Buchanan House would be at risk of homelessness were we to be forced to close this home.

We therefore ask that you remove requirements for a single lease from the proposed ordinance, and continue to allow homes such as Buchanan House to provide housing for persons with disabilities in an R1 zone.

Yours truly,



Carol M. Liess

Executive Director

HOMES FOR LIFE FOUNDATION