



This presentation is brought to you by **L.A. Coalition for Neighborhoods, a nonprofit organization which supports the City's efforts to regulate boarding house businesses and community care facilities in low density residential neighborhoods.**

HELP

PROTECT OUR NEIGHBORHOODS!



LA
COALITION
FOR

Neighborhoods
Maintaining the quality of the City's neighborhoods

For More Information:

www.LACoalition4Neighborhoods.org

Contact Us:

LANeighborhoods@gmail.com

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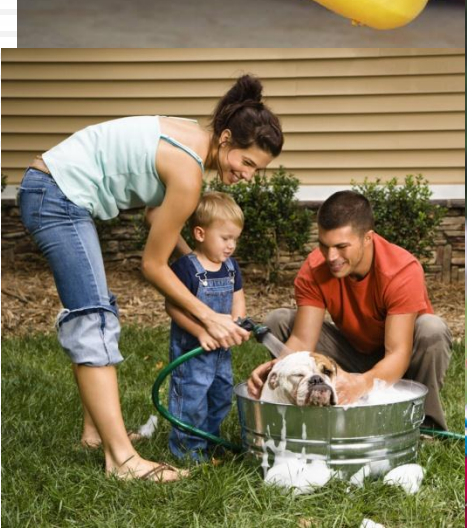
Do you live in a peaceful residential neighborhood that you call **Home**?



Are there **Families** in your neighborhood?



Are there **Children** playing outside?



Are there **Neighbors** you've gotten to know?



How would you like to wake up tomorrow and find that the home next door rents to **as many as 30 transient lodgers?**

It would be like living next to a small hotel in the middle of your residential community!



Real photo of an overflow of cars blocking a driveway outside a Boarding House Business which rents to 11 transient lodgers.

What **Kinds** of **Group Houses** Are There?

Boarding House Businesses:

- Include among others, Parolee Group and Sober Living Businesses.
- House transient lodgers with little or no connection to the neighborhood.
- Are Unlicensed and Unregulated.



Community Care Facilities:

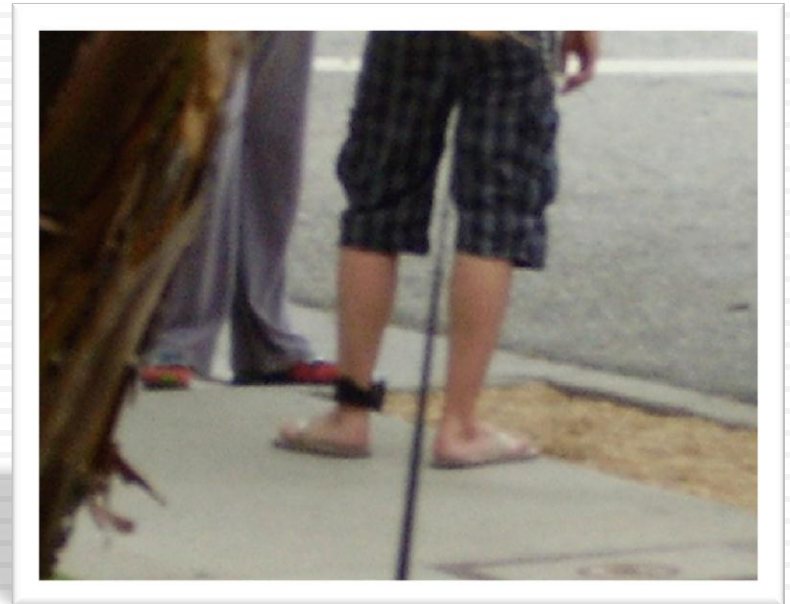
- Care for many different types of residents in need including the disabled, elderly, and foster children.
- Are Licensed and Regulated by the State.



Real photos taken inside crowded bedrooms of a Boarding House Business.

People **Transitioning** Back into Society Need Our **Help**, Right?

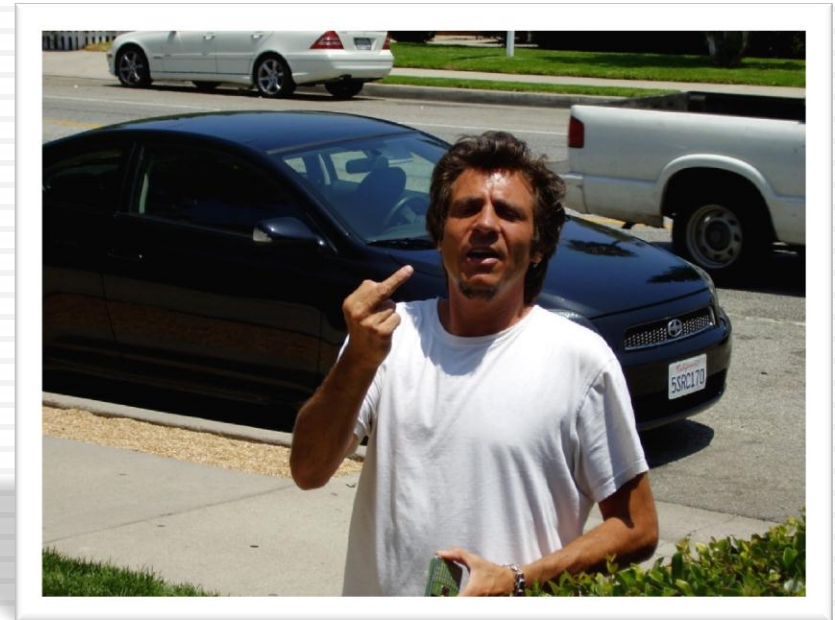
- Of course, the disabled and disenfranchised deserve help transitioning back into society.
- Unfortunately, **many Sober Living Businesses do not require their residents to have undergone any recovery treatment plan and state law prohibits them from offering treatment or supervision.**



Real photo taken outside of a Boarding House Business.

Boarding House Businesses Don't Belong in Low Density Residential Neighborhoods.

- Because Boarding House Businesses are **not licensed or regulated** there is **no way to know what assistance these homes are providing to their often disabled residents.**
- There is a place for these businesses, but parolees and addicts and alcoholics struggling with serious issues, should not be crammed into single family dwellings in low density residential neighborhoods with families and young children.
- The Sober Living Network represents some, but not all of the sober living homes in Los Angeles. For a partial list of sober living houses in your neighborhood, please visit www.soberhousing.net



Real photo taken outside of a Boarding House Business.

What Are the **Negative Impacts** of Boarding House Businesses?

Residential Neighbors of Boarding House Businesses have complained of...

- Public urination and indecent exposure
- Public drunkenness and drug use
- Rat infestation
- Multiple speeding cars daily
- Increased automobile traffic and street parking
- Cigarette smoke in the front and backyards making adjacent yards unusable
- Children exposed to residents having sex in the leased property's backyard



Real photo of a man urinating outside a Boarding House Business.

More Negative Impacts

- Late night noise disturbances requiring police intervention
- Frequent calls for police assistance resulting in several arrests
- Increased calls for ambulances to the neighborhood
- Increased trash from the numbers of lodgers living in a single family dwelling
- Significant increase in the number of animals living next door
- Foul language overheard by adjacent yards and passersby on the streets



Real photos taken outside a Boarding House Business.



Over crowding results in multiple fridges stacked on the patio.

Real photo of “Kitchen Facilities” at a Boarding House Business.



Over crowding also causes a build-up of trash that is not only unsightly, but unsanitary.

Real photos of trash build-up in front of Boarding House Businesses.



The influx of large numbers of people increases loitering and street disturbances are common place.

Real photos of take in front of Boarding House Businesses.



The influx of residents also causes tremendous parking problems. Many cars are parked illegally and block other cars.

Real photo of cars parked illegally in front of Boarding House Business.



The constant coming and going of transient residents with little or no connection to the neighborhood results in houses left in disrepair.

Real photos of lodgers moving into a Boarding House Business and a house left in disrepair.

Why are Boarding Houses moving into my Residential Neighborhood?

- As homeowners find that they cannot afford their homes, Boarding House operators are moving in to lease these properties
- They then maximize profits by subleasing to as many lodgers as they can fit in the property
- As the economy continues to stall, this problem is only going to get worse



You Might be Thinking...

How is it possible for this to happen in my neighborhood?

The Reality is...

The Boarding House Business is a good business model for these economic times.

You Might be Thinking...

Aren't Boarding House Businesses illegal in residential zones?

The Reality is...

Boarding House Businesses are illegal in low density zones – but the City will not enforce the law.

You Might be Thinking...

Why doesn't the City stop them?

The Reality is...

The City fears expensive lawsuits claiming discrimination against the disabled (a person recovering from either alcohol or drug addiction is considered disabled under federal law).

You Might be Thinking...

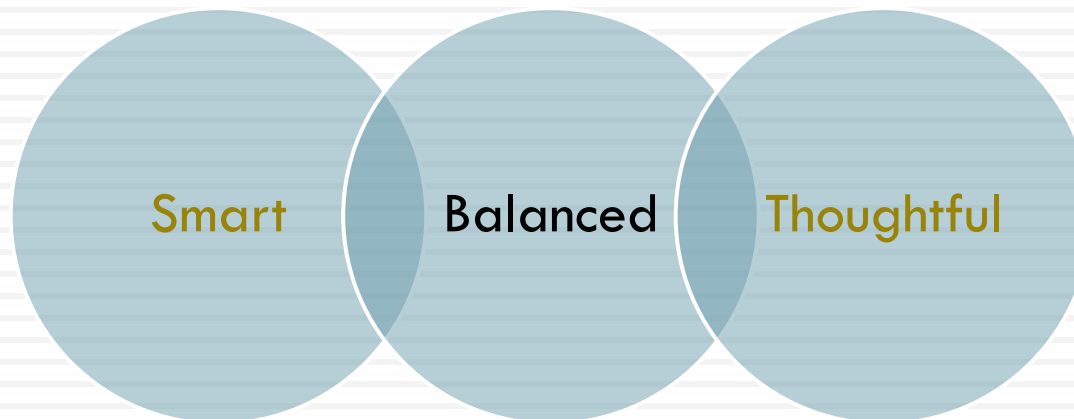
Why don't residents bring nuisance suits?

The Reality is...

Nuisance suits against individual business operators won't shut these businesses down or address the city-wide problem, but can involve an expensive, lengthy process that may result in a counter suit

What can I do to protect **My Neighborhood?**

Help us Pass a City Wide Ordinance!
One that's Smart, Balanced and Thoughtful.



What can I do to protect **My Neighborhood?**

The Planning Department's **Proposed Ordinance** is a good start, but needs improvement in order to:

- Maintain the quality of life in the City's low density neighborhoods
- Support the de-institutionalization of persons with disabilities

The Proposed Ordinance Explained

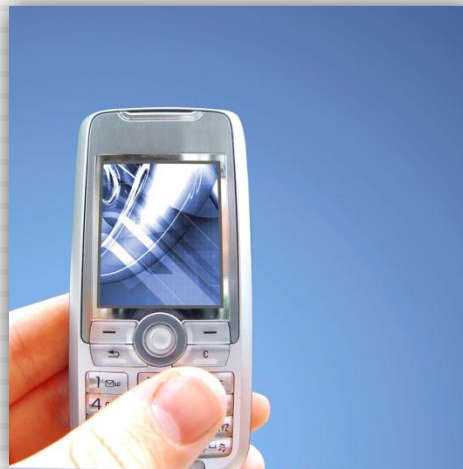
The Proposed Ordinance is a Good Start:

- Boarding House Businesses are clearly defined and prohibited in low density neighborhoods.
- Boarding Houses are defined as a one-family dwelling providing lodging to individuals under 2 or more leases.
- Single Housekeeping Units, appropriate in low density zones, are defined as one which (1) is the functional equivalent of a traditional family, (2) is stable and semi permanent and (3) the makeup of which is determined by the residents of the unit.
- Codifies state law which provides that Community Care Facilities licensed by the state serving 6 or fewer residents are permitted in all residential neighborhoods.

But It Must Go Further:

- Parolee Group Home Businesses must be prohibited in low density zones and permitted in higher density zones, only after obtaining a conditional use permit subject to a public hearing.
- Community Care Facilities serving 7 or more residents must be prohibited in low density zones.
- Community Care Facilities serving 7 or more residents must be permitted in higher density zones only after obtaining a conditional use permit, subject to a public hearing.

What can **We** do to protect **Our Neighborhood?**



EXPRESS YOUR SUPPORT for An Ordinance regulating Boarding House Businesses and Community Care Facilities. **HELP MAINTAIN THE QUALITY OF LIFE** in the City's low density neighborhoods!

Call Your Councilmember Today!

District 1 – Councilmember Ed Reyes:

(213) 473 7001

District 2 – Councilmember Paul Krekorian:

(213) 473-7002

District 3 – Councilmember Dennis P. Zine:

(818) 756-8848

District 4 – Councilmember Tom LaBonge:

(213) 485-3337

District 5 – Councilmember Paul Koretz:

(213) 473-7005

District 6 – Councilmember Tony Cadenas:

(213) 473-7006

District 7 – Councilmember Richard Alarcon:

(213) 847-7777

District 8 – Councilmember Bernard Parks:

(213) 473-7008

District 9 – Councilmember Jan Perry:

(213) 473-7009

District 10 – Councilmember Herb J. Wesson:

(213) 473-7010

District 11 – Councilmember Bill Rosendahl:

(213) 473-7011

District 12 – Councilmember Mitch Englander:

(213) 473-7012

District 13 – Councilmember Eric Garcetti:

(213) 473-7013

District 14 – Councilmember Jose Huizar:

(213) 473-7013

District 15 – Councilmember Joe Buscaino:

(213) 473-7015

For a map of each district please visit:

<http://lacity.org/YourGovernment/CityCouncil/index.htm>

Email Your Councilmember Today!

- District 1 Councilmember Reyes at Councilmember.Reyes@lacity.org
- District 2 Councilmember Krekorian at Paul.Krekorian@lacity.org
- District 3 Councilmember Zine at Dennis.Zine@lacity.org
- District 4 Councilmember Tom LaBonge at Councilmember.LaBonge@lacity.org
- District 5 Councilmember Koretz at Paul.Koretz@lacity.org
- District 6 Councilmember Cadenas at Tony.Cadenas@lacity.org
- District 7 Councilmember Alarcon at Richard.Alarcon@lacity.org
- District 8 Councilmember Parks at Councilmember.Parks@lacity.org
- District 9 Councilmember Perry at Jan.Perry@lacity.org
- District 10 Councilmember Wesson at Herb.Wesson@lacity.org
- District 11 Councilmember Rosendahl at Bill.Rosendahl@lacity.org
- District 12 Councilmember Englander at Councilmember.Englander@lacity.org
- District 13 Councilmember Garcetti at Eric.Garcetti@lacity.org
- District 14 Councilmember Huizar at Councilmember.Huizar@lacity.org
- District 15 Councilmember Buscaino at Councilmember.Buscaino@lacity.org
- **Please copy LA Coalition for Neighborhoods at LANeighborhoods@gmail.com**
- **Please copy Sharon Gin, Legislative Assistant at Sharon.Gin@lacity.org**



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