

HOUSING

MOTION

PLANNING & LAND USE MANAGEMENT

Local jurisdictions, including the City of Los Angeles, have wrestled with how to categorize and regulate group home-related uses over the last decade or so, but have not settled upon a consensus as to how to proceed. Past efforts by the City Council to find ways to address the impacts of group home-related uses in residential neighborhoods have encountered the complexities of trying to rein in abuses while respecting not only state and federal law, but also the variety of reasons groups of unrelated adults may have for living under the same roof. As we explore how to better manage group homes, especially those run by commercial entities, these concerns, along with state and federal regulations, must be respected.

That residents of some group homes are disabled adds a layer of complexity as well. Federal and State law demand that local jurisdictions ensure the disabled are not discriminated against in housing. Indeed, housing designed specifically for certain groups is necessary for the health and well-being of the community. According to the California Research Bureau's 2016 report, "Sober Living Homes in California: Options for State and Local Regulation," sober living homes are integral to California's system of substance abuse resources. Yet no state agency formally regulates sober living homes. State laws and licensing requirements governing treatment and care facilities do not apply to sober living homes. Even at the State level, there have been more than two dozen unsuccessful attempts by the state legislature to fine-tune the state's laws regarding sober living homes since 1998.

Various jurisdictions, both within and outside California, have considered or approved local regulations governing group home related uses, aspects of which might prove applicable in Los Angeles. The City should review these efforts, including any ordinances that have been approved along with any litigation they may have engendered, and determine whether aspects of any of them could be applicable to circumstances here with regard to mitigating the impacts of group homes, including sober living homes.

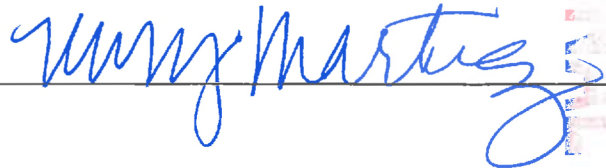
I THEREFORE MOVE that the City Attorney and Chief Legislative Analyst be instructed to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions, and to report back to the City Council within 120 days with analysis, options and recommendations.

PRESENTED BY:



PAUL KORETZ, Councilmember, 5th District

SECONDED BY:



DEC 13 2017

