

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Eagle Rock Neighborhood Council

Name: Richard Loew

Phone Number:

Email: [richard.loew@ernc.la](mailto:richard.loew@ernc.la)

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/04/2021

Type of NC Board Action: For

#### Impact Information

Date: 05/12/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 11-1973-S2

Agenda Date:

Item Number:

Summary: The Eagle Rock Neighborhood Council supports amending the LA City Adaptive Reuse Ordinance to include Supportive Housing and Transitional Housing as proposed by this Motion so that many more unhoused individuals and families have access to housing.

**EAGLE ROCK  
NEIGHBORHOOD COUNCIL**

**Executive Committee**

Richard Loew, President  
Michael Sweeney, Vice President  
Lindsay Kiesling, Treasurer  
Wade Harpootlian, Communications  
Laura Gonzalez, Secretary  
Jesse Saucedo, Immediate Past President

**CITY OF  
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P.O. Box 41652  
Los Angeles, CA 90041

[www.ernc.la](http://www.ernc.la)  
[info@ernc.la](mailto:info@ernc.la)

May 4, 2021

Los Angeles City Council  
200 N. Spring St.  
Los Angeles, CA 90012

**RE: COMMUNITY IMPACT STATEMENT Adaptive Reuse Ordinance / Supportive Housing / Transitional Housing / Dwelling Uses / Los Angeles Municipal Code / Amendment (CF 11-1973-S2)**

On May 4, 2021, a Brown Act noticed public meeting was held with a quorum of 14 board members present and that by a vote of 14 yes, 0 no, and 0 abstentions, the Eagle Rock Neighborhood Council (ERNC) adopted the following Community Impact Statement concerning [CF 11-1973-S2](#).

In 2016 thousands of unhoused people and families were living on the streets of Los Angeles, so the City Council placed Proposition HHH on the ballot and it passed overwhelmingly by voters authorizing \$1.2 billion in bond funding to build up to 10,000 units of supportive housing and facilities for individuals and families experiencing homelessness. City Controller Ron Galperin, whose audit was released in September, 2020, found that just three housing projects — 228 total units — had been completed in the four years since Proposition HHH passed with the overwhelming support of voters.

The City Controller's 2020 report recommended spending available HHH funding on transitional housing that prioritizes **adaptive reuse**, which is the renovation and reuse of pre-existing structures (such as warehouses) for new purposes to provide more housing on an expedited timeline. The report recommended that, because the incidence of homelessness increased 45 per cent since the passage of Proposition HHH in 2016, the housing development process needed to be streamlined to bring more projects online, and to allocate funds for lower cost projects.

Presently, the Adaptive Reuse ordinance authorizes conversion of older, economically distressed buildings from commercial office space into other residential uses such as hotel rooms, live / work spaces, apartments and condos. Supportive Housing and Transitional Housing currently are not defined as a "project" or considered "main uses" in the City's Municipal Code and therefore, ineligible for adaptive reuse.

This [Motion](#) requests that the Planning Department and Dept. of Building and Safety explore the feasibility of amendments to the Adaptive Reuse ordinance to capture Supportive and Transitional housing as eligible conversion projects. Specifically;

- 1) Amend the definition of Adaptive Reuse project in the Municipal Code to include Supportive Housing and Transitional Housing;
- 2) Waive minimum Floor Area per dwelling unit or guest room for Supportive Housing and Transitional Housing developments;
- 3) Allow the required number of off-street parking spaces to be the same as the number of spaces that existed on the site, or reduced to the Supportive and Transitional Housing parking requirements;
- 4) Allow by-right conversions of Supportive Housing and Transitional Housing through Adaptive Reuse projects citywide.

The Eagle Rock Neighborhood Council supports amending the LA City Adaptive Reuse Ordinance to include Supportive Housing and Transitional Housing as proposed by this Motion so that many more unhoused individuals and families have access to housing.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Richard Loew', with a stylized, looping flourish at the end.

Richard Loew, President  
Eagle Rock Neighborhood Council (ERNC)