

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.

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

Contact Information

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/10/2021

Type of NC Board Action: For

Impact Information

Date: 05/18/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 11-1973-S2

Agenda Date:

Item Number:

Summary: At its regularly scheduled meeting on May 10, the NoHo Neighborhood Council voted to support City Council File 11-1973-S2 to expand the availability of transitional housing units for persons experiencing homelessness. In 2019 and 2020, the City Controller recommended that lower-cost housing parcels be identified for development or conversion via Proposition HHH funds, but “supportive housing” and “transitional housing” are not eligible dwelling uses for conversions under MC 12.22 A.26 (traditionally reserved for hotels/motels). The present motion would amend the municipal code to allow for supportive and transitional housing developments to be eligible for “Adaptive Reuse” conversions and calls for a relaxing of the statutory requirements around dwelling size and parking minimums. We believe these amendments will help to streamline future projects by making them by-right conversions, obviating regulatory delays.

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Community Impact Statement in support City Council File 11-1973-S2

Expansion of Interim Motel Conversion Ordinance

May 10, 2021

Dear Honorable Councilmembers,

At its regularly scheduled meeting on May 10, the NoHo Neighborhood Council voted to support City Council File 11-1973-S2 to expand the availability of transitional housing units for persons experiencing homelessness.

The City of Los Angeles passed an "Adaptive Reuse Ordinance" ("AEO") in 1999 that allows for the conversion of commercial property space, particularly abandoned, economically distressed, and historic lots, into other residential uses, such as hotel rooms, apartments, and condos. Currently this is most often used to create new market-rate units out of abandoned office buildings, especially in Downtown LA. Unfortunately, "supportive housing" and "transitional housing" are not eligible dwelling uses for reuse, yet the City of Los Angeles comprises a growing number of persons experiencing homelessness due to a dearth of affordable housing only further exacerbated by the COVID-19 pandemic. Transitional and Supportive Housing can also be paired with embedded outreach services that provide support for mental health, addiction, and vocational needs, which can help tenants transition to permanent housing.

In 2019 and 2020, the City Controller recommended that lower-cost housing parcels be identified for development or conversion via Proposition HHH funds. Pursuant to this recommendation the present motion would amend the municipal code to allow for supportive and transitional housing developments to be eligible for "Adaptive Reuse" conversions under MC 12.22 A.26. The motion also calls for a relaxing of the statutory requirements around dwelling size and parking minimums and will help to streamline future projects by making them *by-right* conversions, obviating regulatory delays.

The NoHo NC strongly supports any attempts to ease the approval process for new shelter spaces and affordable housing options and urges the passage of the motion.

The NoHo Neighborhood Council

Paul Storale, President