

Contact Information

Neighborhood Council: Atwater Village Neighborhood Council

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The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/08/2018

Type of NC Board Action: For

Impact Information

Date: 03/12/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-1422

Agenda Date:

Item Number:

Summary: Permanent supportive housing is the most effective and cost-efficient way to address chronic homelessness, but between 2008 and 2016, fewer than 2,400 permanent supportive housing (PSH) units were built in Los Angeles. The growing homelessness crisis precipitated the passage of Measure HHH to build 10,000 PSH units over the next decade. In order to meet this goal, the city must lower the barriers to development and ease the approval process, which currently cause project delays of a year or more and discourage developers from pursuing PSH projects. An equitable policy will ensure that PSH units are distributed throughout the city.

Since a large proportion of permanent supportive housing residents are individuals, it will be more efficient to build smaller units, thereby increasing the density of a building.

Many residents who qualify for PSH have disabilities that make car ownership and operation infeasible, and developments are sited near major transportation lines. The current stock of PSH buildings have shown that market-rate parking requirements are inappropriate for PSH; residential spaces stand largely empty, while the staff that provide on-site services take up street parking. We therefore support the reduction in the number of parking spaces required per unit, dramatically reducing project costs and increasing available area to house more people, and we support the addition of staff parking.

It will be difficult for the city to reach the goal if developers continue to build less than 50 units per project in order to avoid lengthy and exhaustive site plan review processes required by projects larger than this.

The city must recognize that permanent supportive housing is an urgently needed solution to the complex problem of chronic homelessness that is vastly different in function from market rate housing, and should be treated as such, especially in the approval process. For these reasons, the Atwater Village Neighborhood Council supports CF 17-1422.

ITEM E. Discussion and possible action: Approval of CIS regarding Permanent Supportive Housing Ordinance CIS (Homelessness)

Community Impact Statement:

Council File Number: 17-1422 (Citywide / Permanent Supportive Housing / Los Angeles Municipal Code / Amendment)

Type of NC Action: FOR

Permanent supportive housing is the most effective and cost-efficient way to address chronic homelessness, but between 2008 and 2016, fewer than 2,400 permanent supportive housing (PSH) units were built in Los Angeles. The growing homelessness crisis precipitated the passage of Measure HHH to build 10,000 PSH units over the next decade, and Measure H to fund the critical wraparound supportive services that will allow chronically homeless individuals and families to live independently and remain successfully housed. In order to meet (or even surpass) this goal, the city must lower the barriers to development and ease the approval process, which currently can cause project delays of up to a year or more and discourage developers from pursuing PSH projects. An equitable policy will ensure that PSH units are distributed throughout the city.

Permanent supportive housing units cost more to build than market rate units. Given that a large proportion of permanent supportive housing residents are individuals, it would be more efficient to build smaller units more suited for an individual, thereby increasing the density of a building.

Many residents who qualify for PSH have disabilities that make car ownership and operation infeasible, so the developments must be sited near major transportation lines. The current stock of PSH buildings have shown that market-rate parking requirements are inappropriate for PSH; required residential spaces stand largely empty, while the staff that provide on-site services take up street parking. We therefore support the reduction in the number of parking spaces required per unit, dramatically reducing project costs and increasing available area to house more people, and we support the addition of staff parking.

It will be incredibly difficult for the city to reach the 10,000 unit goal if developers continue to build less than 50 units per project in order to avoid the lengthy and exhaustive site plan review process and excessive costs required by projects larger than this.

The city must recognize that permanent supportive housing is an urgently needed solution to the complex problem of chronic homelessness that is vastly different in function from market rate housing, and should be treated as such, especially in the approval process. For these reasons, the Atwater Village Neighborhood Council supports CF 17-1422.