

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

Neighborhood Council: Los Feliz Neighborhood Council, Los Feliz Neighborhood Council

Name: Jon Deutsch

Phone Number: (213) 973-9758

Email: jon.deutsch@losfeliznc.org

The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/18/2021

Type of NC Board Action: For

Impact Information

Date: 05/20/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-1432-S1

Agenda Date:

Item Number:

Summary: [SEE ATTACHED .PDF FOR FULL CIS} ... Homelessness in our city is a crisis that deserves a full toolkit of housing responses. Homeless counts in Los Angeles rose 61 percent between 2015 and the pre-pandemic 2020 count—and likely have only risen further since. In Los Feliz’s council districts, Districts 4 and 13, counts increased 72 percent each. More housing is urgently needed. Meanwhile, commercial real estate has been hit hard by the pandemic. Even beforehand, trends in retail and office work left many storefronts and offices in the city vacant. But in 2020, office leasing in Los Angeles hit a 20-year low in space rented. Both existing trends in e-commerce and new moves to remote work may depress demand for retail space for years to come. Converting commercial space to transitional and supportive housing helps solve multiple problems. Doing so will provide those most in need with stable housing, coupled with mental health, addiction, and vocational services. It will also provide a steady income stream for the owners of otherwise often-vacant commercial spaces and could fill up potentially unsightly vacancies. This entire process will be streamlined and sped up. Conversion of commercial space to transitional and supportive homes is both feasible (as demonstrated by a number of conversions to other types of housing in Los Angeles) and far less expensive than new construction. And to be clear, existing businesses and spaces with an active commercial rental market will not be affected by such an ordinance, as proposals for conversion would target underused spaces. In expanding the Interim Motel Conversion Ordinance, the LFNC reaffirms its previous support for the goals of the original ordinance (Council File 17-1432). Finally, the LFNC asks that the ordinance make consideration for providing notice to stakeholders and Neighborhood Councils.



TREASURER
Erica Vilardi-Espinosa

VICE PRESIDENT
Celine Vacher - Communications

PRESIDENT
Jon Deutsch

VICE PRESIDENT
Dan McNamara - Administration

SECRETARY
Misty LeGrande

- COMMUNITY IMPACT STATEMENT -

Council File: [17-1432-S1](#)

Title: Interim Motel Conversion Ordinance Expansion / Commercial Office Buildings / Supportive and Transitional Housing / Supportive Services / COVID-19 Pandemic / Homelessness Crisis

Position: Support

Summary:

On behalf of over 40,000 stakeholders, the Los Feliz Neighborhood Council supports this motion and urges modification of the Interim Motel Conversion Ordinance to allow for commercial office space to likewise be converted to transitional and supportive housing in a similar manner.

Homelessness in our city is a crisis that deserves a full toolkit of housing responses. Homeless counts in Los Angeles rose 61 percent between 2015 and the pre-pandemic 2020 count—and likely have only risen further since. In Los Feliz’s council districts, Districts 4 and 13, counts increased 72 percent each. More housing is urgently needed.

Meanwhile, commercial real estate has been hit hard by the pandemic. Even beforehand, trends in retail and office work left many storefronts and offices in the city vacant. But in 2020, office leasing in Los Angeles hit a 20-year low in space rented. Both existing trends in e-commerce and new moves to remote work may depress demand for retail space for years to come.

Converting commercial space to transitional and supportive housing helps solve multiple problems. Doing so will provide those most in need with stable housing, coupled with mental health, addiction, and vocational services. It will also provide a steady income stream for the owners of otherwise often-vacant commercial spaces and could fill up potentially unsightly vacancies. This entire process will be streamlined and sped up. Conversion of commercial space to transitional and supportive homes is both feasible (as demonstrated by a number of conversions to other types of housing in Los Angeles) and far less expensive than new construction. And to be clear, existing businesses and spaces with an active commercial rental

market will not be affected by such an ordinance, as proposals for conversion would target underused spaces.

In expanding the Interim Motel Conversion Ordinance, the LFNC reaffirms {
HYPERLINK "https://clkrep.lacity.org/onlinedocs/2017/17-1432_cis_2-25-18.pdf" \h } for the
goals of the original ordinance ({ HYPERLINK
"<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-1432>" \h }).

Finally, the LFNC asks that the ordinance make consideration for providing notice to stakeholders and Neighborhood Councils.

-APPROVED-

May 18th, 2021

Yay: 16. Nay: 0