

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: Mid City WEST Neighborhood Council

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The Board approved this CIS by a vote of: Yea(32) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/08/2021

Type of NC Board Action: For

Impact Information

Date: 07/19/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-1432-S1

Agenda Date:

Item Number:

Summary: The Mid City West Community 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 Mid City West’s recent homeless count, unhoused persons in the district increased 7%, including a 95% increase in the number of tents on the streets. 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.



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July 19, 2021

Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, CA 90012

Dear Councilmembers:

The Mid City West 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 Mid City West’s recent homeless count, unhoused persons in the district increased 7%, including a 95% increase in the number of tents on the streets. 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.

Using commercial space for transitional housing would allow thousands of people experiencing homelessness to be stably housed during their transition to permanent housing, all while providing a unique economic opportunity for struggling



commercial real estate owners. For these reasons, Mid City West strongly supports the passage of the motion.

Sincerely,

Lauren Nichols
Chair
Mid City West Neighborhood Council