

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

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The Board approved this CIS by a vote of: Yea(18) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/04/2022

Type of NC Board Action: Against

#### Impact Information

Date: 05/08/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 22-0158

Agenda Date:

Item Number:

Summary: The Chatsworth Neighborhood Council is OPPOSED to CF 22-0158 (see letter attached). In summary, we are opposed for the following reasons:1). There are existing faster options available that have not been considered or utilized, such as considering the 26 city owned vacant lots and parking lots identified in the City Controller's report of Jan. 2022. 2). Chatsworth will soon have an over-concentration of three by-right homeless housing facilities all within close proximity to each other in our small commercial area. Adverse impacts currently exist due to an influx of transients who exhibit aggressive behavior towards patrons of businesses in the commercial area. 3). Per LAMC 12.81, Temporary homeless shelters are already permitted by-right in the R3, RAS3, R4, RAS4, C2, C4, C5, M1, M2, M3 zones. Permitting homeless shelters "by-right" in all the other more restrictive zones, like single family zones, is inconsistent with the current review process (i.e. Conditional Use) that other uses have to file for. It is wrong to speed up and shut out community input, concerns, and/or support on potentially controversial projects.4). The placement system is not based on the local homeless population. It goes well beyond that with no end in sight.



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**The Chatsworth Neighborhood Council is opposed to Council File #22-0158.**

**Faster Solutions**—With some estimates of the homeless population showing 60,000 people, the city needs to find fast, acceptable, and realistic solutions to this massive problem. Solutions should focus on being able to provide housing for large numbers of people within fiscally responsible and feasible parameters and within a short time. New construction, with studio units often costing much as a full-size house and taking more than a year to build, should not be the mainstay of the solutions. (One project in Chatsworth offers about 55 studio units at an estimated cost of \$660,000 each, according to a city report). Because people have different needs and desires in housing, there should be multiple choices so that no one is forced into an unacceptable situation. Opportunities for quicker solutions, such as adaptive reuse of existing buildings, would be a faster route to housing more people now, when the need is so great, rather than having to wait for several years for new construction. Additionally, the City Controller issued a report in January 2022 that looked at 26 city owned vacant sites and parking lots that could be used for emergency shelters, homeless services, interim-housing or tiny homes. Many of these could be a fast, acceptable part of the overall solution.

**Over Concentration** – Chatsworth will soon have three “by-right” homeless housing facilities all within ½ mile of one another within our main commercial are. Residents of Chatsworth are concerned about an influx of transients who exhibit aggressive behavior toward shoppers, resulting in many residents saying they fear patronizing the predominately mom and pop stores along our main street. The few large, chain stores are also adversely affected and have the added burden of having to hire security officers. Business owners have seen a noticeable drop in sales as many transients obstruct doorways or hang out around the stores and dissuade shoppers from

entertaining. The thought of expanding the “by-right” option of providing homeless shelters or interim housing into our single-family neighborhoods is just untenable.

**Sensitive Uses-** Current zoning code, such as LAMC 12.81, permits temporary homeless shelters in the RA3, RAS3, R4, RAS4, R5, C2, C4, C5, M1, M2, and M3 zone “by-right”. More often than not, sensitive uses are located in all of the other more restrictive zones, such as single-family zones—which can include day-care facilities, schools, houses of worship and senior facilities—many of which have to file for a Conditional Use permit for consideration to operate within these more restrictive zones. Permitting homeless shelters by-right in zones where sensitive uses are more likely would be inconsistent with the current review process for many other uses and would essentially shut out community input. It is wrong to speed up any potentially controversial land-use project by not allowing the public to express concerns and/or support.

**Placement-** Taxpayers are increasingly frustrated that we must finance the seemingly never-ending bills to clean up this crisis. Among the issues that make it even harder than just looking at streets strewn with homeless people and at the taxes being paid to stop this situation, are the rules for placing homeless people into housing. Government agencies decide who and where placements are made. But there is no guarantee that any community with beds available will see a reduction in the number of local homeless people. Placement rules use broad regions instead of local communities to decide where to offer housing. We have always been told that the homeless are in the area because they are either from the area or used to live in the area and yet it is likely that a homeless person in Downtown LA or anywhere else will get a bed in Chatsworth, no matter how many people are in need here. There is limited incentive for any community to wholeheartedly support any project with housing for the homeless when residents know no matter how many such projects are open in their community, there may be no effect on the number of homeless on their streets since the occupants may come from anywhere in the city.