



clerk CIS <clerk.cis@lacity.org>

Community Impact Statement - Submission Details

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org

Wed, Aug 16, 2023 at 6:28 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Downtown Los Angeles

Name: Debby Zhou

Email: debby.zhou@dlanc.com

The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(2) Ineligible(0) Recusal(1)

Date of NC Board Action: 08/15/2023

Type of NC Board Action: For

Impact Information

Date: 08/17/2023

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 23-0792

Agenda Date:

Item Number:

Summary: At a special public meeting on August 15, 2023, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to submit this Community Impact Statement in support of CF 23-0792: 1256 West 7th Street / Mayfair Hotel / Mayfair Lofts, LLC / Purchase and Sale Agreement and Related Agreements / Homelessness Crisis. Please see our attached letter for additional information regarding our support.

Ref:MSG8845685

 **CF-23-0792_letter_signed_20230816.pdf**
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CITY OF LOS ANGELES
CALIFORNIA

**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL OFFICERS**

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August 15, 2023

Jocelyn Dominguez
Community Engagement
Office of the Mayor

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA, 90012

VIA EMAIL

RE: Request for Support Council File 23-0792 (Municipal Facilities Committee report 0220-06132-0000, dated July 31, 2023, relative to a Purchase and Sale Agreement between the City and Mayfair Lofts, LLC for the acquisition of the Mayfair Hotel to provide interim housing and support services for persons experiencing homelessness.)

Ms. Dominguez and Councilmembers:

At our special public meeting on August 15, 2023, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to provide the following comments below:

The Downtown Los Angeles Neighborhood Council submits this Community Impact Statement **in support** of CF 23-0792: 1256 West 7th Street / Mayfair Hotel / Mayfair Lofts, LLC / Purchase and Sale Agreement and Related Agreements / Homelessness Crisis.

The proposed purchase of the Mayfair Hotel at 1256 W 7th Street, Los Angeles, CA 90017, is a part of the Mayor's Inside Safe Initiative, a comprehensive plan to address homelessness in the city. The current retention rate of the Inside Safe Initiative is roughly one in six individuals. The initiative has been marked by significant spending, with a breakdown of spending for fiscal year 2023-2024 as follows:

- \$92 million for hotel rentals
- \$18 million for damage to hotels from program participants
- \$6 million for staff bringing people in

- \$16 million for case management in hotels and helping people find housing
- \$16 million for overhead
- \$10 million for resident monitors at each hotel
- \$13 million (or \$21 per individual per day) for food
- \$1 million for participant belonging storage
- \$13 million for move-in subsidies to longer-term housing
- \$18 million in rental assistance (two years per participant at \$1833 per month)
- \$47 million (\$31 million of which is from state funding) for purchasing and operating

The acquisition of the Mayfair Hotel involves a mix of funding sources, including \$26M from the annual city's Community Development Block Grants. The requested budget allocations include \$19M for necessary renovations and space improvement. The Municipal Facilities Committee Report states that if additional funding is needed for immediate repairs, it can be sourced from the replacement reserve anticipated in the operating budget or through the Inside Safe funding allocated toward acquisitions. In total, the Mayor is requesting \$80M in funds to be used for both the acquisition of the property (\$60,247,266) and the necessary renovations (\$19,335,095) to operate the Mayfair as interim housing.

The location of the Mayfair Hotel presents both opportunities and challenges. While the proximity to community services and hospitals is advantageous, the closeness to schools and other sensitive sites raises concerns. However, the purchase of this site represents a strategic opportunity to create a supportive environment for those in need, but careful consideration must be given to the potential impact on sensitive populations.

Pros and Cons of the Purchase:

Pros:

- Potential to prioritize housing for mothers with children and other sensitive populations
- Opportunity to integrate mental health and addiction treatment services on-site

Cons:

- Proximity to schools
- Potential for public nuisance and safety
- Need for upkeep and building maintenance

Conditions for Support: DLANC supports the proposed purchase with the following conditions:

1. **Infrastructure Improvement (Fiscal '25 & '26 CDBG Funds):** To offset potential degradation of the surrounding communities DLANC requests that the City allocate Community Development Block Grants (CDBG) funds in Fiscal '25 & '26 to the community neighborhoods and infrastructure within a one-mile radius of the Mayfair Hotel. CDBG funds are typically used to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. In this context, the funds should be strategically invested in:
 - **Trash Management and Neighborhood Beautification:** Implementing regular clean-up initiatives, providing additional waste disposal facilities, and investing in landscaping and public

art to preserve the neighborhood's aesthetic appeal.

- **Crime and Drug Prevention:** Enhancing security measures such as additional lighting, including increased public safety patrols, security cameras, and collaborating with local organizations to provide support and treatment for those struggling with addiction.
 - **Community Engagement and Support:** Develop community centers and programs that foster community integration, provide support for at-risk populations and mitigate the potential negative impacts of the homeless hotel in the neighborhood. Additionally, creating a community liaison officer to allow constituents, the local council office, and neighborhood councils to reach out regarding concerns.
2. **Priority Housing for Mothers with Children:** Given the presence of schools and family centers in the vicinity, a targeted approach to housing should prioritize mothers with children transferred from shelters. This will support family stability and educational continuity while utilizing the freed shelter beds for unhoused men from Council Districts 1 and 14.
 3. **Shelter Replacement Strategy:** Focus on Council Districts 1 and 14 to foster community integration. By ensuring that unhoused and encampment populations from within these two districts populate the hotel, the initiative aligns with local needs and community interests.
 4. **Onsite Mental Health and Addiction Treatment Services:** The provision of essential mental health and addiction treatment services onsite is vital. These services address underlying challenges faced by many of the individuals who will be housed at the Mayfair Hotel, contributing to their long-term well-being and integration into the community.
 5. **Community Representation:** The Downtown Los Angeles Neighborhood Council requests that all three impacted NC's - DLANC, Pico Union, and Westlake South, have (1) appointed member sit on the Community Advisory Committee (CAC).

We ask that the City Council support the proposed purchase of the Mayfair Hotel, only if the above conditions are met. We believe this acquisition represents a significant opportunity to address homelessness and improve the quality of life for DTLA stakeholders, while also ensuring a concerted effort to both beautify the surrounding neighborhood and mitigate unintended consequences to the quality of life for local residents and businesses. We look forward to continuing our great work with you and your staff to make this vision a reality.

Sincerely,



[Garrett A. South \(Aug 16, 2023 08:39 PDT\)](#)

Garrett South

Vice President of Administration,
DLANC



Samir Bitar

Chair,
DLANC Planning & Land Use Committee