



May 11, 2021

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Homelessness and Poverty Committee

Councilmember Mark Ridley-Thomas, Chair (via email)

Dear Committee Members:

The Westside Neighborhood Council (WNC) had reviewed plans for and considered the proposed senior permanent supportive housing project slated for the current LA City Dept. of Transportation surface parking lot located at 11010 Santa Monica Blvd. This property lies within the WNC boundaries on Santa Monica Blvd, a primarily commercial corridor with mid-rise office buildings and commercial enterprises.

Project presentations have been made to the Council, our WNC Land Use Committee and to the Westwood South of Santa Monica Homeowners Association, the HOA in which the project lies. Outreach meetings were held with neighbors who live in close proximity to the proposed project with presentations given by Tonja Boykin, COO of the Weingart Center and staff members representing the developer/non-profit agency involved in contract negotiations to construct and operate the project.

Our Council voted to support the project which is to consist of 50 units with one additional larger unit for an on-site manager, and a community room. The project has been presented to us as a demonstration project that uses pre-manufactured components whose use will reduce the cost of permanent supportive housing units significantly over previous Measure HHH projects. Estimated costs will come in under 400,000/unit. The manufactured units are to be enclosed in a facing that will render the building to have an appearance of a typical building.

Community concerns pertaining to on-site security have been answered with pledges to provide security that will halt the congregation of non-resident homeless outside of the building and its immediate proximity to residences on Greenfield and Camden Avenues. It is our understanding that the Weingart Center has significant experience with operating such facilities and has established protocols for on-site security for the residents of the facility as well as adjacent neighbors. The Mayor's pledge to keep an area in proximity to permanent supportive housing free of local encampments is also an important element key to the welcoming of the project to our community. Finally, we have expressed to the Council District office and to the Weingart Center representatives that it is critical that this project house LOCAL homeless individuals and that outreach be done to establish relationships with local homeless so that the project is successful in removing local homeless from our streets. There are well known locations in our community where the homeless gather and live and these should be priority locations for outreach in efforts to provide permanent supportive housing to those who meet the project's target populations of homeless seniors and unhoused senior veterans who are particularly vulnerable to life on the streets.

We trust that this project will be able to demonstrate the efficiencies and cost savings of using modular/pre-constructed units so that the City's commitment to providing as many supportive housing units as possible with the funds available.

Sincerely,

*Terri Tippit*

Terri Tippit, Chair  
Cc Councilmember Paul Koretz

