

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: Historic Highland Park Neighborhood Council

Name: Estrella Sainburg

Phone Number:

Email: estrella.sainburg@highlandparknc.com

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

Date of NC Board Action: 05/06/2021

Type of NC Board Action: For

Impact Information

Date: 05/13/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 11-1973-S2

Agenda Date:

Item Number:

Summary: On behalf of over 60,000 stakeholders, the Historic Highland Park Neighborhood Council supports this motion (Exhibit 1) and urges that transitional and supportive housing projects be allowed, by right and citywide, under the Adaptive Reuse Ordinance. Please see our letter attached.

**HISTORIC HIGHLAND PARK NEIGHBORHOOD
COUNCIL**

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Certified as NC #33 May 28, 2002

**CITY OF LOS
ANGELES**

CALIFORNIA



**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT**

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Historic Highland Park Neighborhood Council

COMMUNITY IMPACT STATEMENT

May 6, 2021

Attn: Councilmember Mike Bonin, Councilmember Paul Koretz, Councilmember Mark
Ridley-thomas & Councilmember Kevin De Leon

From: Historic Highland Park Neighborhood Council

RE: Title: Adaptive Reuse Ordinance / Supportive Housing / Transitional Housing /
Dwelling Uses / Los Angeles Municipal Code / Amendment
([Council File: 11-1973-S2](#))

Dear Los Angeles City Councilmembers,

On behalf of over 60,000 stakeholders, the Historic Highland Park Neighborhood
Council supports this [motion](#) (Exhibit 1) and urges that transitional and supportive
housing projects be allowed, by right and citywide, under the Adaptive Reuse
Ordinance.

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. More housing is urgently needed.

The Adaptive Reuse Ordinance has successfully enabled the conversion of older buildings, often vacant and/or historic, to new uses, without requiring significant modification and with less red tape. [A report from the City Controller](#) recommends adaptive reuse projects as a cost-effective way, using Measure HHH funds, to house those currently experiencing homelessness. However, supportive and transitional housing is not currently considered eligible to utilize the Adaptive Reuse Ordinance.

The HHPNC therefore supports this motion to allow for conversion to supportive and transitional housing. The updated ordinance should:

- Allow for smaller units (especially in older buildings), by waiving area-per-room minimums for this type of housing,
- Not require additional parking for such projects (often in buildings that cannot easily fit more parking)
- Allow such conversions to be by right

While in Highland Park, the Adaptive Reuse Ordinance can currently only be used in a limited, relatively conditional manner in certain zones, we would like adaptive reuse conversions as outlined above to be able to occur here too. Therefore, we ask that the provisions above regarding adaptive reuse conversions to transitional and supportive housing apply citywide. While the expansion of the entire Adaptive Reuse Ordinance is a broader discussion, we feel that this specific type of adaptive conversion is of great and urgent importance and thus should be able to occur as widely as possible.

The Historic Highland Park Neighborhood Council Vote: YES 13 NO 0. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Estrella Sainburg', with a long horizontal line extending from the end of the signature.

Estrella Sainburg

President,

Historic Highland Park Neighborhood Council

Exhibit 1

MOTION

On September 9, 2020, the Controller released a report, *Meeting the Moment: An Action Plan to Advance Proposition HHH*, which is currently being vetted by the Council's Personnel, Audits, & Animals Welfare Committee (Council File No. 20-1145). One of the recommendations of the report, is to amend the Adaptive Reuse Ordinance (Ordinances No. 172571 and 175038) to permit *by-right* Supportive Housing and Transitional Housing in adaptive reuse projects.

Proposition HHH, the *Permanent Supportive Housing & Facilities Infrastructure Stabilization Ordinance* (Ordinance No. 185523), Council File No. 17-0090-S1), was overwhelmingly approved by the voters in 2016, and authorized the city to issue up to \$1.2 billion in general obligation bonds to partially subsidize the development of up to 10,000 supportive housing units for individuals and families experiencing homelessness with the aim of reducing homelessness by acquiring, developing, or remodeling supportive housing and facilities, including transitional housing, restrooms, showers, health clinics and storage. Therefore, the goals of HHH were clear, to use HHH funds to support new affordable housing units, temporary shelters and service facilities, and also provided for a citizen oversight and a yearly financial audit by the City Controller.

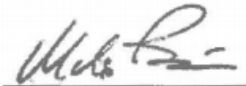
In 2019, the Controller recommended reallocating funds to lower-cost projects and streamlined permitting. In the 2020 report, the Controller recommends that the city should focus on a viable plan that would spend available HHH dollars by constructing transitional housing and prioritize adaptive reuse. These latest recommendations are critical, inasmuch as the Controller further determined that homelessness in the city has jumped to 41,290 according to the 2020 *Greater Los Angeles Homeless Count*, up to 16 percent from 2019, and 45 percent since the passage of Proposition HHH in 2016.

While the Adaptive Reuse Ordinance may be used to facilitate the conversion of older, economically distressed or historically significant buildings from commercial office space into other residential uses, such as hotel rooms, live/work spaces, and apartment and condos, Supportive Housing and Transitional Housing are currently not defined as a 'project' or considered 'main uses' in the city's Municipal Code, and therefore, ineligible for adaptive reuse. The Planning Department and the Department of Building and Safety, need to explore the feasibility of amendments to the Adaptive Reuse ordinance to capture supportive and transitional housing as eligible conversion projects, inasmuch as the Department of Building and Safety already permits supportive and transitional housing as an accessory to the residential use.

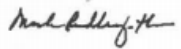
I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety, and in consultation with the City Attorney, to prepare a report with recommendations as to the feasibility of amending the *Adaptive Reuse Ordinance* (Ordinances No. 172571 and 175038), as follows: (1) amend the definition of an Adaptive Reuse project in Municipal Code Section 12.22 A.26, to include Supportive Housing and Transitional Housing as eligible dwelling uses for conversion; (2) waive minimum Floor Area per dwelling unit, or guest room, for Supportive Housing and Transitional Housing developments; (3) allow the required number of off-street parking spaces to be the same as the number of spaces that existed on the site, or reduced to the Supportive Housing, or Transitional Housing parking requirements; (4) allow *by-right* conversions of Supportive Housing and Transitional Housing through Adaptive Reuse projects citywide.

PRESENTED BY:


PAUL KORETZ
Councilmember, 5th District


MIKE BONIN
Councilmember, 11th District

SECOND BY:


MARK RIDLEY-THOMAS
Councilmember, 10th District

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