

Communication from Public

Name: Disability Community Resource Center (DCRC)
Date Submitted: 12/06/2022 11:08 PM
Council File No: 22-1328
Comments for Public Posting: (16) 22-1328 CD 11 INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to the private sale of the property located at 12901 Venice Boulevard (Property) to the Disability Community Rights Center (DCRC) to build a 100-percent affordable housing project, and related matters. Written Public Comment Submitted with file attachment.



12/7/2022 Los Angeles City Council Public Comment Item #16

- (16) **22-1328**
CD 11 INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to the private sale of the property located at 12901 Venice Boulevard (Property) to the Disability Community Rights Center (DCRC) to build a 100-percent affordable housing project, and related matters.

The Disability Community Resource Center (DCRC) (formally the Westside Center for Independent Living (WCIL)) is one the nation's first Independent Living Centers and now one of six in LA County. ILCs are non-profit organizations that provide programs and services to support people with disabilities to live independent lives in the communities of their choice. We have been serving residents of Western Los Angeles County for over 46 years and have been headquartered in Mar Vista in CD11 for almost 40 years. We have served over 98,000 unduplicated people since our founding, of that over 86,000 have been served out of the Property office location. We have deep historic roots in the community and lasting partnerships with other local non-profits.

The original agreement with the City of Los Angeles from 1980 was to acquire the Property as tenants-in-common represented by a proportional interest based on the initial investment by each party. The intent of the original agreement was to gradually shift ownership over time to the DCRC in consideration for tenant improvements and maintenance of the Property. The City would also receive the community benefit of the social services provided to City residents over time.

GSD and DCRC jointly acquired the Property in 1982 as tenants-in-common, where 89% of the undivided interest of the Property belonged to the City and 11% belonged to DCRC. Since that initial determination of property interest, neither the City nor the DCRC effectuated the terms of the original agreement to shift that property interest, despite the fact that DCRC made significant improvements and exclusively maintained the property over the last 40 years. Further, since the original agreement, DCRC increased our service delivery to include employment services through the Department of Rehabilitation, community behavioral health services through the Department of Mental Health, personal assistant services, assistive technology, benefits establishment, housing navigation, community advocacy, food distribution, intensive case management and most recently COVID-19 response and supports the included PPE distribution, on-site vaccination clinics, public health education and community recovery efforts.

Disability Community Resource Center - www.dcrc.co

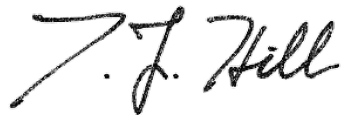
12901 Venice Boulevard, Los Angeles, California 90066

(310) 390-3611 **Voice** 📞 (310) 398-9204 **TTY** 📞 (888) 851-9245 **Toll-Free**

As DCRC has increased the scope of services delivered to the community over our 46 years, we have seen the growing and disproportionate impact of the housing crisis and homelessness on the disability and senior community. To meet this tremendous community need, DCRC would like to redevelop the Property in order to build the first universally designed and fully accessible 100-percent affordable housing project, housing low-income and unhoused residents, on the site in addition to expanding DCRC's office space and service center to continue our long history of service to the Westside community. The new building would be LEED Platinum and would contain a minimum of 50 income restricted units reserved for households earning between 30% and 80% of the area median income ("Project"). 50% of the units would be dedicated to formally homeless individuals with a total Project priority population site goal of 55% Mobility Disability, 5% Other Disability not Mobility (i.e., Blind/Low Vision, Deaf/Hard of Hearing, Mental Illness, Developmental Disability) and 40% Seniors/Elderly. The Project would be subject to affordable housing covenants running with the land for a period of 99 years.

The DCRC has entered into a partnership agreement with Community Corporation of Santa Monica (CCSM) to develop the Property and manage the residential units as a housing provider. We believe the unique synergy of developing the Property with CCSM as a mixed-use building will provide great community benefit of universally designed accessible affordable housing and the continued dedicated Independent Living services to the disability and senior community through a trusted ILC in the DCRC. We would like to thank the City for the years of partnership and look forward to acquiring full ownership interest in the Property as was originally intended so we may further develop it to the benefit of the community we have served for the past 46 years.

Best,

A handwritten signature in black ink that reads "T.J. Hill". The signature is written in a cursive, flowing style.

TJ Hill
Executive Director

Communication from Public

Name: Disability Community Resource Center (DCRC)

Date Submitted: 12/06/2022 10:49 PM

Council File No: 22-1328

Comments for Public Posting: (16) 22-1328 CD 11 INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to the private sale of the property located at 12901 Venice Boulevard (Property) to the Disability Community Rights Center (DCRC) to build a 100-percent affordable housing project, and related matters. The Disability Community Resource Center (DCRC) (formally the Westside Center for Independent Living (WCIL)) is one the nation's first Independent Living Centers and now one of six in LA County. ILCs are non-profit organizations that provide programs and services to support people with disabilities to live independent lives in the communities of their choice. We have been serving residents of Western Los Angeles County for over 46 years and have been headquartered in Mar Vista in CD11 for almost 40 years. We have served over 98,000 unduplicated people since our founding, of that over 86,000 have been served out of the Property office location. We have deep historic roots in the community and lasting partnerships with other local non-profits. The original agreement with the City of Los Angeles from 1980 was to acquire the Property as tenants-in-common represented by a proportional interest based on the initial investment by each party. The intent of the original agreement was to gradually shift ownership over time to the DCRC in consideration for tenant improvements and maintenance of the Property. The City would also receive the community benefit of the social services provided to City residents over time. GSD and DCRC jointly acquired the Property in 1982 as tenants-in-common, where 89% of the undivided interest of the Property belonged to the City and 11% belonged to DCRC. Since that initial determination of property interest, neither the City nor the DCRC effectuated the terms of the original agreement to shift that property interest, despite the fact that DCRC made significant improvements and exclusively maintained the property over the last 40 years. Further, since the original agreement, DCRC increased our service delivery to include employment services through the Department of Rehabilitation, community behavioral health services through the Department of Mental Health, personal assistant services, assistive technology, benefits establishment, housing navigation, community advocacy, food distribution, intensive case management and most recently COVID-19 response and supports

the included PPE distribution, on-site vaccination clinics, public health education and community recovery efforts. As DCRC has increased the scope of services delivered to the community over our 46 years, we have seen the growing and disproportionate impact of the housing crisis and homelessness on the disability and senior community. To meet this tremendous community need, DCRC would like to redevelop the Property in order to build the first universally designed and fully accessible 100-percent affordable housing project, housing low-income and unhoused residents, on the site in addition to expanding DCRC's office space and service center to continue our long history of service to the Westside community. The new building would be LEED Platinum and would contain a minimum of 50 income restricted units reserved for households earning between 30% and 80% of the area median income ("Project"). 50% of the units would be dedicated to formally homeless individuals with a total Project priority population site goal of 55% Mobility Disability, 5% Other Disability not Mobility (i.e., Blind/Low Vision, Deaf/Hard of Hearing, Mental Illness, Developmental Disability) and 40% Seniors/Elderly. The Project would be subject to affordable housing covenants running with the land for a period of 99 years. The DCRC has entered into a partnership agreement with Community Corporation of Santa Monica (CCSM) to develop the Property and manage the residential units as a housing provider. We believe the unique synergy of developing the Property with CCSM as a mixed-use building will provide great community benefit of universally designed accessible affordable housing and the continued dedicated Independent Living services to the disability and senior community through a trusted ILC in the DCRC. We would like to thank the City for the years of partnership and look forward to acquiring full ownership interest in the Property as was originally intended so we may further develop it to the benefit of the community we have served for the past 46 years. Best, TJ Hill Executive Director Disability Community Resource Center 12901 Venice Boulevard Los Angeles, CA 90066 www.dcrc.co