



### PRESS RELEASE

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### City Planning Releases Proposed Permanent Supportive Housing Ordinance

**Los Angeles** – Today, City Planning released its draft *Permanent Supportive Housing (PSH)* Ordinance as part of the City's Comprehensive Homeless Strategy.

According to the Los Angeles Homeless Services Authority (LAHSA), the number of individuals who are homeless in the City has grown by 20% since 2016. Today, of the estimated 34,189 homeless individuals, 25,237 – or nearly seventy-four percent of the homeless population – are currently unsheltered.

In order to move homeless individuals off the street and into PSH, the Los Angeles electorate voted overwhelmingly last fall in support of Measure HHH – a \$1.2B local bond that would further the construction of new housing units for the City's most vulnerable population.

City Planning has now prepared a proposed ordinance to streamline PSH projects. If adopted, this ordinance will better ensure that the City is a responsible steward of these funds, providing a streamlined pathway for the consideration of PSH projects while also imposing new regulations which establish stronger development standards for qualifying projects.

The City's Comprehensive Homeless Strategy identifies a need to build at least 1,000 units of PSH a year to address the growing demand for service-enriched housing for the homeless. This is a significant increase in the current rate of production, which averages about 300 units annually.

"Homelessness has reached epidemic proportions – and permanent supportive housing is a recognized solution to housing Angelenos living on our streets," said Vince Bertoni, Director of the Department of City Planning. "We cannot afford, as a City, to wait any longer before we act."

The proposed ordinance consolidates the planning process to cut down the overall development timelines and reduce public costs. This new approval process will allow projects which meet particular standards, as specified in the ordinance, to be approved in less than one year.

"This proposed ordinance is critically needed and must be adopted as quickly as possible," said Stephanie Klasky-Gamer, President & CEO of LA Family Housing. "We have an ambitious goal to build 10,000 units of Permanent Supportive Housing over the next 10 years and this ordinance is key to achieving that goal."

Currently, the development of a PSH project can take years to complete. Prior to a developer even applying for tax credits – or beginning construction – projects must acquire the land, obtain all the



planning approvals, and secure the necessary financing.

“The Permanent Supportive Housing Ordinance streamlines the housing production process so we can build more units quickly and bring more of our neighbors in need home,” said Ann Sewill, Vice President of Housing & Economic Opportunity at the California Community Foundation.

While the Department recognizes the critical need to simplify the approval of this much-needed type of housing, the draft ordinance also includes provisions to ensure new PSH projects are not out of scale with surrounding neighborhoods. Eligible projects will adhere to a set of design standards such as façade transparency, building articulation, and street orientation requirements.

Lastly, the ordinance specifies criteria which projects must meet to be considered a PSH project. All units are required to be affordable and 50% must be restricted to homeless individuals with one or more disabilities or those who are chronically homeless.

The draft PSH ordinance is available for review and public comment. Following a 60-day comment period, the ordinance will be considered by the City Planning Commission (CPC) at the earliest possible date. The matter will go before the City Council for final consideration, pending action by the CPC.

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### **Permanent Supportive Housing**

Permanent Supportive Housing combines affordable housing with client-centered supportive services for the formerly or chronically homeless. Some of those supportive services include offering onsite or offsite mental health treatment, addiction therapy and vocational training.