City Planning Commission

Case No.: CPC-2019-5935-DB-CU-PSH-SIP
CEQA No.: Exempt from CEQA per AB 2162 and AB 1197
Incidental Cases: None
Related Cases: PAR-2019-2726-PSH
Council No.: 15 – Buscaino
Plan Area: Southeast Los Angeles
Plan Overlay: South Los Angeles Alcohol Sales
Certified NC: Watts
GPLU: Medium Residential
Zone: R3-1
Applicant: Watts Works, LP
Representative: Sara Houghton, Dana Sayles, Three6ixty

PROJECT LOCATION:
9500-9502 South Compton Avenue
(legally described as Lots 28-29, Block None, Crown Tract)

PROPOSED PROJECT:
The project is the construction of a 4-story, 45-foot tall supportive housing project with 25 dwelling units (including 24 Very Low Income and one market-rate manager’s unit) with on-site supportive services. The project will have a total floor area of 9,824 square feet and FAR of 2.72:1. The project will provide one (1) at-grade vehicular parking space, and 25 long-term and 3 short-term bicycle parking spaces. The project will provide on-site supportive services pursuant to Assembly Bill (“AB”) 2162 including community space and supportive service offices. The project will demolish the existing one-story vacant residential building.

REQUESTED ACTION:

1. Pursuant to California Government Code Section 65650 through 65654, a ministerial review of a Supportive Housing Project for a development project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653.

2. Pursuant to Public Resources Code (“PRC”) Section 21080.27, that the project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);

3. Pursuant to Government Code Section 65651 and Public Resources Code (“PRC”) Section 21080(b)(1) and 21080.27(b)(1), determine based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from CEQA as a ministerial project.

4. Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a project totaling 25 dwelling units, including 24 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three (3) On- and Off-Menu Incentives:
a. A 5-foot and 7 ½-inch southerly side yard setback in lieu of the 7 feet otherwise required;

b. A 0-foot northerly side yard setback in lieu of the 7 feet otherwise required; and

c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required.

5. Pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following one (1) Waiver of Development Standards:

a. A 40 percent decrease in open space to 1,500 square feet in lieu of the 2,500 square feet otherwise required.

6. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 212.5 percent increase in density over the project site, for 25 dwelling units in lieu of the otherwise permitted base density of 8 dwelling units.

RECOMMENDED ACTIONS:

1. **Determine**, pursuant to California Government Code Section 65650 through 65654, that the project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653.

2. **Determine**, pursuant to Public Resources Code (“PRC”) Section 21080.27, that the project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);

3. **Determine**, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) as a ministerial project.

4. **Approve**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a project totaling 25 dwelling units, including 24 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three (3) On- and Off-Menu Incentives:

   a. A 5-foot and 7 ½-inch southerly side yard setback in lieu of the 7 feet otherwise required;

   b. A 0-foot northerly side yard setback in lieu of the 7 feet otherwise required; and

   c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required.

5. **Approve**, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following one (1) Waiver of Development Standards:

   a. A 40 percent decrease in open space to 1,500 square feet in lieu of the 2,500 square feet otherwise required.

6. **Approve**, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 212.5 percent increase in density over the project site, for 25 dwelling units in lieu of the otherwise permitted base density of 8 dwelling units.
ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.*
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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is the construction, use, and maintenance of a 4-story, 45-foot tall supportive housing project comprised of 25 dwelling units. The project will be 100% affordable, exclusive of one market-rate manager’s unit, and will provide 24 Very Low Income and one market-rate manager’s unit. As provided in Exhibit “A”, the project will provide one (1) parking space at grade level, and will provide 25 long-term and 3 short-term bicycle parking spaces. The project will be 9,824 square feet in floor area with a Floor Area Ratio (“FAR”) of 2.72:1.

The residential units are located on all floors, and will comprise of 24 studios and one 1-bedroom manager’s unit. Residential amenities will be provided on the ground floor community room space, a terrace located on the third floor and through an open-air roof deck on the fourth floor. The project will also provide 611 square feet of residential community and supportive services office space at the ground floor, including supportive service offices, kitchen, and laundry room, to provide assistance to its residents.

The site is currently improved with a single-family residence, with one fruit tree on the subject site, which is proposed to remain.

BACKGROUND

Subject Property

The project site is located at the southeastern corner of Compton Avenue and 95th Street in the Southeast Los Angeles Community Plan Area. The project site consists of two (2) flat rectangular-shaped lots totaling 6,141 square feet of lot area, with approximately 62 feet of frontage along the east side of Compton Avenue and approximately 98 feet of frontage along the south side of 95th Street, as provided in Exhibit B. The site is currently improved with a vacant single-family dwelling and detached garage, with one significant non-protected fruit tree on the subject site, as provided in Exhibit C. There are no known designated historic resources or cultural monuments on the subject site.

Zoning and Land Use Designation

The project site is located in the Southeast Los Angeles Community Plan Area, and is designated for Medium Residential land uses, with a corresponding zone of R3. The site is zoned R3-1, which is consistent with the land use designation. The site is located within the South Los Angeles Alcohol Sales Specific Plan Area and the Los Angeles State Enterprise Zone, and Tier 1 of the Transit Oriented Communities Area.

Surrounding Uses

The surrounding area is developed with a combination of single-family and multi-family residential uses, a church, and related parking. The parcels on the block to the south and across the street fronting along Compton Avenue are zoned R3-1 and are improved with single-story residential uses such as single-family homes and multi-family residences up to three-stories in height and a two-story church facility, or are otherwise vacant. Properties across 95th Street to the north are zoned R3-1, and improved with residential uses such as single-family and multi-family residences up to two stories in height. Other properties to the rear and further east along Defiance Avenue are zoned R1-1, and are improved with single-story single-family residences. A four-story multi-family residential building is under construction approximately 300 feet to the southwest of the site (under Building Permit No. 16010-30000-03047).
Streets and Circulation

Compton Avenue, abutting the property to the west, is a designated Collector Street, with a designated right-of-way width of 66 feet and roadway width of 40 feet, and is currently dedicated to varying widths of 60 feet and 75 feet with a 40 foot roadway, with a curb and sidewalk.

95th Street, abutting the property to the north, is a designated Local Standard Street with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently dedicated to a 40 foot right-of-way with a 23 foot roadway, with a curb and sidewalk.

Public Transit

The project site is located at the intersection of Compton Avenue and 95th Street, which includes bus trips that serve the Los Angeles County Metropolitan Transit Authority (“Metro”) bus lines 55 and 612. The site is approximately one-half mile of the Los Angeles County Metropolitan Transit Authority “A” rail line (formerly Blue Line) 103rd/Watts Towers Station. Other bus stops within a half-mile radius of the site include the LADOT Dash Watts, Metro 254 and 53 bus lines.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. 19010-10000-04162: On October 02, 2019, the applicant filed for a Building Permit for 4-story new construction of 25-units of permanent supportive housing. The common area services includes on site property management office, community room, community laundry facility, and landscaped terrace and roofdeck. The building is a four (4) stories Type V-A construction (4-stories factory built). There will be a total of (24) studios and (1) one-bedroom manager's unit. One required parking space provided for manager's unit. The building permit is pending and has not been issued at the time of preparing this report.

Building Permit No. 19010-10001-04162: On December 6, 2019, the applicant refiled for a supplemental Building Permit for 4-story new construction of 25-units of permanent supportive housing. The common area services includes on site property management office, community room, community laundry facility, and landscaped terrace and roofdeck. The building is a four (4) stories Type V-A construction (4-stories factory built). There will be a total of (24) studios and (1) one-bedroom manager's unit. One required parking space provided for manager’s unit. The building permit is pending and has not been issued at the time of preparing this report.

Case No. PAR-2019-2726-PSH: On May 7, 2019, the applicant filed for a preliminary review of affordable housing project under the Permanent Supportive Housing Program. The review was completed by staff on December 17, 2019, and deemed “ready to submit”.

Surrounding Sites:

Building Permit No. 16010-30000-03047: On July 8, 2016, an applicant filed a Building Permit for a 4-story new construction of 17-unit multi-family residential building with two units reserved for 2 Very Low-Income affordable housing units, for a project located at 9543 South Compton Avenue.
REQUESTED ACTIONS

The Applicant proposes to utilize Los Angeles Municipal Code ("LAMC") Section 12.25 A.25 (Affordable Housing Incentives – Density Bonus) in conjunction with LAMC Section 12.24 U.26 (Conditional Use) to set aside 24 dwelling units for Very Low Income Household occupancy for a period of 55 years. Additionally, a manager’s unit is proposed for a project of 25 units. LAMC Section 12.24 U.26 grants a Density Bonus for a Housing Development Project in which the density increase is greater than the maximum 35 percent otherwise permitted in Section 12.25 A.25, in this case, a density increase of 212.5 percent is requested. In addition, the Density Bonus Ordinance grants various incentives to deviate from development standards in order to facilitate the provision of affordable housing at the site. Given the project is providing 100 percent of dwelling units to be affordable household occupancy (exclusive of the manager’s unit), the project is eligible for three (3) Density Bonus Incentives. The Applicant has requested one additional deviation that is processed as a Waiver of Development Standards, as permitted by LAMC Section 12.22 A.25(g)(3). The Applicant is providing supportive housing which meets specified criteria to qualify for streamlined ministerial processing in accordance with Assembly Bill (“AB”) 2162 and CEQA exemption under AB 1197.

Supportive Housing Project – Assembly Bill 1197

California Assembly Bill (“AB”) 1197 was signed and became effective on September 26, 2019 to establish a new Section 210801.27 of the California Public Resources Code (“PRC”) to exempt from the California Environmental Quality Act (“CEQA”) certain activities and actions that are approved or carried out by the City of Los Angeles related to the provision of emergency shelters and supportive housing.

Specifically, the bill creates a CEQA exemption for certain types of activities related to emergency shelters and supportive housing, including but not limited to any activity approved by or carried out by the City of Los Angeles “in furtherance of providing emergency shelters or supportive housing” in the City. Supportive housing is defined for the purposes of this bill as housing with no limit on length of stay, that is occupied by persons, including persons with disabilities, and families who are homeless or who are homeless youth, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Such supportive housing development must additionally meet the following two requirements:

1. The supportive housing development meets the eligibility requirements of any of the following:
   a. Government Code Section 65650 (AB 2162); or
   b. An Interim Motel Housing Project pursuant to Los Angeles Municipal Code (LAMC) Section 14.00 A.12; or
   c. Qualified Permanent Supportive Housing pursuant to LAMC Section 14.00 A.13; and

2. The supportive housing development is funded, in whole or in part, by any of the following:
   a. The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or
   b. The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or
   c. County of Los Angeles Measure H funds; or
   d. City of Los Angeles Measure HHH funds; or
   e. The City of Los Angeles Housing Impact Trust Fund.
For the purposes of determining whether a supportive housing development is funded, in whole or in part, by one of the applicable funding sources, an approved letter of funding commitment from the applicable funding agency will be required of the applicant as part of the application for the exemption. Such letter must indicate that the project has been awarded funds from one of the five above-listed funding sources. Prior to issuance of a building permit, the Department of City Planning will confirm that the project has received clearance from the Housing and Community Investment Department (“HCIDLA”), or other funding agency, as applicable, to ensure that the project continues to meet the eligibility criteria (i.e. that the award of funds has not been rescinded).

Supportive Housing Project – Assembly Bill 2162

California Assembly Bill (“AB”) 2162 amended Sections 65583 and 65650-65656 of the California Government Code, and went into effect on January 1, 2019, aimed at addressing the state’s homeless crisis. The intent of AB 2162 is to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing applications and offer opportunities to exit chronic homelessness (Exhibit G). The law amends Section 65583 of, and adds Article 11 (commencing with Section 65650) to, Chapter 3 of Division 1 of Title 7 of the Government Code, relating to land use, requiring that cities streamline the approval of qualified housing projects through a ministerial approval process, removing the requirement for CEQA analysis and prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.

Development Eligibility

To qualify to apply for Streamlined Approval, the development must meet the Development Eligibility criteria set forth in AB 2162. In accordance with Assembly Bill 2162, a Supportive Housing Project will be considered a use by right where multi-family and mixed-use developments are permitted if the proposed housing development meets specified criteria. The proposed project’s eligibility is further described under the Findings Section in this report.

Streamlined Ministerial Approval

Pursuant to AB 2162 and Government Code Section 65651, a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b) shall be a use by right and subject to the approval process provided in Government Code Section 65653. The term “use by right” shall have the same meaning as defined in subdivision (i) of Section 65583.2.

The bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The local government is required to complete the review of a supportive housing development that complies with the specified criteria within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60 days after the application is complete. For projects with more than 50 units, the review shall be completed within 120 days after the application is complete.

In accordance with AB 2162, and Government Code Section 65651(b), a local government must streamline the approval of a Supportive Housing Project and its consideration of the project shall be based on objective development standards and policies, as follows:
The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

Density Bonus Incentives and Conditional Use in Relation to AB 2162

AB 2162 does not preclude or limit the ability or a developer to seek a density bonus pursuant to Government Code Section 65915 or other land use policy or regulation that promotes the development of supportive housing. The State Density Bonus Law allows a maximum density bonus of up to 35 percent in exchange for setting aside the minimum percentage of affordable housing units required for the density bonus. The City adopted Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, to implement the State Density Bonus Law. The Density Bonus Ordinance allows a maximum density bonus of up to 35 percent over the base density permitted per the underlying zone in exchange for setting aside the minimum percentage of affordable housing units required for the density bonus. The Density Bonus Ordinance also allows applicants to seek waivers of development standards and up to three (3) incentives in accordance with the State Density Bonus Law. In addition, the State Density Bonus Law (Government Code Section 65915(n)) states:

If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by [State Density Bonus Law] for developments that do not meet the requirements of this section.

As such, the State Density Bonus Law allows the City to grant a density bonus greater than 35 percent for a development if permitted by local ordinance. The City adopted Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC), to permit a density increase greater than 35 percent in accordance with the State Density Bonus Law (Government Code Section 65915(n)). This Ordinance allows additional density beyond 35 percent in exchange for setting aside additional affordable housing units above the minimum percentage of affordable housing units required per the above-mentioned Density Bonus Ordinance.

The applicant requests a Density Bonus with one (1) On-Menu incentive for increased height and two (3) Off-Menu Incentives for reduced front yard and side yards; one (1) Waiver of Development Standards for reduced open space; and a Conditional Use to increase the maximum density by 212.5 percent to permit 25 units in lieu of 8 base density units per the Value Capture Ordinance.

As provided in the AB 2162, the requested modifications to the density, height, FAR, yards, and open space requirements pursuant to State Density Bonus Law or a local density bonus ordinance are consistent with the article.

CEQA

The proposed Supportive Housing Project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). In addition, the project meets all of the requirements of PRC Section 21080.27(a)(3). Therefore, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) as a ministerial project. The Notice of Exemption is attached as Exhibit E of this report.
Density Bonus / Affordable Housing Incentives Program

Pursuant to the State Density Bonus Law, the City must grant up to three (3) incentives for a project that includes 15 percent of the units for Very Low Income Households. The State Density Bonus Law further stipulates that in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development, and allows applicants to submit to a city a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development. The City implements the State Density Bonus Law through the Density Bonus Ordinance, which allows up to three (3) on- or off-menu incentives and waivers of development standards.

The applicant proposes a project totaling 25 dwelling units, 24 of which will be restricted to Very Low Income Households for a period of 55 years, and one (1) of which will be a market-rate manager’s unit. As a result of setting aside 212.5 percent of the 8 by-right density units for Very Low Income Households, the applicant qualifies for three (3) incentives. The applicant seeks the following three (3) On- and Off-Menu Incentives as set forth in the Density Bonus Ordinance:

a. A 5-foot and 7¾-inch southerly side yard setback in lieu of a the 7 feet otherwise required;

b. A 0-foot northerly side yard setback in lieu of the 7 feet otherwise required; and

c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required.

In addition to the three (3) On- and Off-Menu Incentives, the applicant requests the following one (1) Waiver of Development Standards:

a. A 40 percent decrease in open space to 1,500 square feet in lieu of 2,500 square feet otherwise required.

Conditional Use - Density

The City’s Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low Income Households in accordance with the State Density Bonus Law. As previously mentioned, the State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by local ordinance. The City adopted the Value Capture Ordinance, codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent. The Ordinance requires the project to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent.

Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

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The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 212.5 percent increase in density for a total of 25 dwelling units in lieu of 8 dwelling units as otherwise permitted by-right in the R3-1 Zone. The applicant is required to set aside at least 138 percent, or 12 units, of 8 by-right density units for the 212.5 percent density increase, as provided in the above table. The applicant proposes a project totaling 25 dwelling units, 24 of which will be restricted to Very Low Income Households for a period of 55 years, which is 138 percent of the 8 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households.

**ISSUES**

### Supportive Services and Residents

The project will bring much needed resources to the surrounding Watts community. The project will provide supportive services to residents that are facing homelessness, chronically homeless individuals, homeless individuals with mental illness, and chronically homeless individuals with mental illness. Residents of the Project will receive supportive services including case management and referrals that will ensure them adequate access to off-site physical and mental health care. For additional information regarding supportive housing services provided in conjunction with the Project, refer to Exhibit G.

### Parking

In accordance with California Government Code Section 65654, local governments cannot impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. The project site is directly adjacent to a bus stop located at the Compton Avenue and 95th Street that serves the Los Angeles County Metropolitan Transit Authority (“Metro”) bus lines 55 and 612. The site is approximately one-half mile of the Los Angeles County Metropolitan Transit Authority “A” rail line (formerly Blue Line) 103rd/Watts Towers Station. Other bus stops within a half-mile radius of the site include the LADOT Dash Watts, Metro 254 and 53 bus lines. However, the project is required to provide one (1) parking space for the market-rate manager’s unit, consistent with Density Bonus Parking Option 1, and is shown in Exhibit “A”.

**APPROVAL TIMELINE AND LIMITED APPEALS**

The project entitlements are being applied for under the timelines and procedures of Assembly Bill 2162 (Government Code Section Sections 65583 and 65650-65656), which requires the City to complete the review of a supportive housing project that complies within the specified criterion within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60 days after the application is complete. For projects with more than 50 units, the review shall be completed within 120 days after the application is complete. The applicant submitted a complete application for the development on November 22, 2019. Consequently, the review shall be completed within 60 days from November 22, 2019, or by January 21, 2020.

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CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission determine that the project is a Supportive Housing Project that satisfies all the objective planning standards of AB 2162 (Government Code Section 65653) and AB 1197 (PRC Section 21080.27(a)(3)) and is therefore subject to streamlined ministerial approval process; and determine that the project is statutorily exempt from CEQA as a ministerial project pursuant to AB 2162 (Government Code Section 65651) and AB 1197 (PRC Section 21080.27(a)(3)) and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1); approve a Conditional Use to permit a 212.5 percent density increase to permit 25 units in lieu of 8 units in the R3-1 Zone; approve the requested On- and Off-Menu Incentives for reduced front and side yards; and approve the requested Waiver of Development Standards for reduced open space.
CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. **Residential Density.** The project shall be limited to a maximum density of 25 residential units including Density Bonus Units.

3. **Affordable Units.** A minimum of 24 units shall be reserved as affordable units for Very Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development (“HCD”), for a period of 55 years.

4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d).

5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 24 units available to Very Low Income Households, as determined by HCD, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

6. **Southerly Side Yard Setback (Incentive).** The project shall observe a minimum 5-foot and 7 ½ inch southerly side yard setback in lieu of the 7 feet otherwise required in the R3-1 zone.

7. **Northerly Side Yard Setback (Incentive).** The project shall observe a 0-foot northerly side yard setback in lieu of the 7 feet otherwise required in the R3-1 zone; and

8. **Front Yard Setback (Incentive).** The project shall observe a minimum 0-foot westerly front yard setback in lieu of the fifteen (15) feet otherwise required for a 4-story building in the R3-1 zone per Exhibit “A”.

9. **Open Space (Waiver).** The project shall provide a minimum of 1,500 square feet of usable open space in lieu of 2,500 square feet per Exhibit “A”.

10. **Zoning.** The project shall comply with all other requirements of the R3-1 zone.

11. **Automobile Parking.** Pursuant to California Government Code Section 65654, no parking requirements shall apply for Supportive Housing Projects located within one-half mile of a public transit stop. Based on the number and/or type of dwelling units proposed under Density Bonus Parking Option 1, one (1) parking space shall be provided in the project for the manager’s unit.
12. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.

13. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to *10% more than otherwise required* by LAMC 12.40 and Landscape Ordinance Guidelines “O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

14. **Department of Building and Safety.** The project shall comply with all comments and corrections received from the Department of Building and Safety under Permit No. 19010-10000-04162 and 19010-10001-04162.

15. **Assembly Bill 2162.** The project shall comply with all state requirements of Assembly Bill 2162 and Government Code Sections 65650 through 65654.

16. **Assembly Bill 1197.** The project shall comply with all state requirements of Assembly Bill 1197 and Public Resources Code Section 21080.27(a)(3).

17. **Supportive Housing Project.**

   a. **Supportive Housing.** In accordance with PRC Section 21080.27, the project shall be a supportive housing project that meets the eligibility requirements of Government Code Section 65650, an Interim Motel Housing Project pursuant to LAMC Section 14.00 A.12, or a Qualified Permanent Supportive Housing Project pursuant to LAMC Section 14.00 A.13.

   b. **Funding.** Prior to issuance of grading permits, the applicant shall submit a funding commitment letter from an applicable funding agency indicating that the project has been awarded funds from one of the qualifying funding sources provided under Assembly Bill 1197 and PRC Section 21080.27.

   c. **Notice of Exemption.** Prior to issuance of grading permits, the applicant shall demonstrate filing of a Notice of Exemption from the California Environmental Quality Act with the Office of Planning and Research (“OPR”) and the Los Angeles County Clerk pursuant to the procedures set forth in PRC Section 21108 or PRC Section 21152. The Notice of Exemption shall include a written justification supporting how the project qualifies as an “emergency shelter” or “supportive housing” under PRC Section 21080.27(a).

18. **Supportive Services Plan.** The applicant shall submit a plan for providing supportive services, to the satisfaction of the Department of City Planning, with documentation demonstrating that supportive services will be provided onsite to residents in the project. The description of those services shall include all of the following:

   a. The name of the proposed entity or entities that will provide supportive services.

   b. The proposed funding source or sources for the provided onsite supportive services.

   c. Proposed staffing levels.
19. **Onsite Supportive Services.** At least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, laundry room, and community kitchen. The project will provide 2 supportive service offices, a community kitchen, laundry room, and restroom totaling 611 square feet, for on-site supportive services, as provided in Exhibit “A”.

20. **Unit Requirements.** All units within the development, excluding the manager’s unit, shall include at least one bathroom and a kitchen or other cooking facilities including, at minimum, a stovetop, a sink, and a refrigerator.

### Administrative Conditions

21. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff “Plans Approved”. A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

22. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

23. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

24. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

25. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

26. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

27. **Indemnification and Reimbursement of Litigation Costs.**
   
   Applicant shall do all of the following:
   
   (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City’s processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the
entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City’s processing and approval of the entitlement, including but not limited to payment of all court costs and attorney’s fees, costs of any judgments or awards against the City (including an award of attorney’s fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City’s litigation costs to the City within 10 days’ notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney’s Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City’s failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City’s interests. The City’s failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City’s interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney’s office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.
FINDINGS

SUPPORTIVE HOUSING PROJECT FINDINGS – AB 1197

In accordance with Assembly Bill (“AB”) 1197 (PRC Section 21080.27), a supportive housing project that qualifies for the following eligibility requirements in accordance with PRC Section 21080.27(a)(3) is statutorily exempt from CEQA:

1. The supportive housing development meets the eligibility requirements of any of the following:
   a) Government Code Section 65650 (AB 2162); or
   b) An Interim Motel Housing Project pursuant to Los Angeles Municipal Code (LAMC) Section 14.00 A.12; or
   c) Qualified Permanent Supportive Housing pursuant to LAMC Section 14.00 A.13.

   The project meets the eligibility requirements of Government Code Section 65650 (AB 2162), which refers to the following definition of “supportive housing” in Section 50675.14 of the California Health and Safety Code (“HSC”):

   “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

   The project is a supportive housing project with no limit on length of stay, and will be restricted to occupancy by the target population as defined by HSC Section 50675.14(b)(3) for qualifying homeless individuals. On-site supportive services will be provided in conformance with the requirements of Proposition HHH funds.

   In addition, the project complies with the eligibility requirements of Government Code Section 65650 (AB 2162) as provided under Finding Nos. 3 through 9 below.

2. The supportive housing development is funded, in whole or in part, by any of the following:
   a) The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or
   b) The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or
   c) County of Los Angeles Measure H funds; or
   d) City of Los Angeles Measure HHH funds; or
   e) The City of Los Angeles Housing Impact Trust Fund.

   The applicant has submitted a letter of funding commitment from the Los Angeles Housing + Community Investment Department dated August 8, 2019, demonstrating that the project will receive funds from the Proposition HHH Permanent Supportive Housing Loan Program (see Exhibit G).

   Therefore, as a supportive housing project that meets the eligibility requirements of Government Code Section 65650 and has received funding from the City of Los Angeles Proposition HHH funds, the project qualifies for the CEQA exemption under AB 1197.
SUPPORTIVE HOUSING PROJECT FINDINGS – AB 2162

In accordance with Assembly Bill (“AB”) 2162, a Supportive Housing Project will be considered a use by-right where multifamily and mixed uses are permitted if the proposed housing development meets specified criteria. The specified criteria of AB 2162 are as follows:

3. Units within the development are subject to a recorded affordability restriction for 55 years.

There will be 25 units in the project and all of them, except for the manager’s unit, will be restricted to Very Low Income Supportive Housing units.

4. One hundred percent of the units, excluding managers’ units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, “lower income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

There will be 25 units in the project and all of them, except for the manager’s unit, will be restricted to Very Low Income units, as defined in Section 50105 of the California Health and Safety Code, for supportive housing. The housing development will also receive public funding to provide rental subsidies to all of the affordability units.

5. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.

The development will restrict 100 percent of units, excluding a manager’s unit, that is 24 out of 25 units, for residents in supportive housing.

6. The developer provides the planning agency with the information required by Section 65652.

The developer has provided to the Department of City Planning a plan for providing supportive services. The plan identifies an organization called The People Concern as the provider for supportive services. Funding for supportive services will be provided through the County of Los Angeles Measure H fund, as administered through the Department of Health Services, for per person, per month basis. Case Managers will be full-time employees who will be onsite for 40 hours per week. The Residential Servicers Coordinator will also be a full-time employee on site for 40 hours a week.

7. Nonresidential floor area shall be used for onsite supportive services. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

The 25-unit project is required to provide at 3 percent of the total nonresidential floor area for on-site supportive services. The project will provide 2 supportive service offices, a community room and kitchen, restroom and laundry room totaling 611 square feet, for on-site supportive services, as provided in Exhibit “A”.
8. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

Per the AB 2556 Determination completed by the Los Angeles Housing and Community Investment Department (HCIDLA) dated September 3, 2019, no replacement affordable units are required.

9. Units within the development, excluding managers’ units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

All 25 units in the development include at least one bathroom and a kitchen with a stovetop, sink, and refrigerator.

In addition, pursuant to California Government Code Section 65654, local governments cannot impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. The site of the development is located directly adjacent to public transit stops (at the northwest corner of Compton Avenue and 95th Street) that are serviced by the Los Angeles County Metropolitan Transportation Authority (“Metro”) Lines 55 and 612. The site is approximately one-half mile of the Los Angeles County Metropolitan Transit Authority “A” rail line (formerly Metro Blue Line) 103rd/Watts Towers Station. Other bus stops within a half-mile radius of the site include the LADOT Dash Watts, Metro 254 and 53 bus lines. The project proposes one (1) one-bedroom manager’s unit, which requires one (1) parking spaces pursuant to Density Bonus Parking Option 1, and 24 supportive housing units, which require no parking spaces under AB 2162.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

The applicant has requested three (3) On- and Off-Menu Incentives and one (1) Waivers of Development Standards, as listed below:

On- and Off-Menu Incentives

a. A 5-foot and 7 ½-inch southerly side yard setback in lieu of the 7 feet otherwise required;

b. A 0-foot northerly side yard setback in lieu of 7 feet otherwise required; and

c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required.

Waiver of Development Standards:

a. A 40 percent decrease in open space to 1,500 square feet in lieu of the 2,500 square feet otherwise required.

Based on the set-aside of over 15 percent of base units for Very Low Income households, the applicant is entitled to three (3) Incentives under both the Government Code and LAMC. Therefore, the first On- and Off-Menu requests qualify as the proposed development’s Incentives. The remaining requests must be processed as a Waiver of Development Standard.

Following is a delineation of the findings related to the request for three (3) On- and Off-Menu Incentives, pursuant to LAMC Section 12.22 A.25(g) and Government Code Section 65915.
10. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:

   a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Southerly and Northerly Side Yards: LAMC Section 12.10 C.2 requires side yards to conform to a minimum of 5 feet, and requires one additional foot in the width of the required side yards for each additional story above the second story. The project is a 4-story building with one grade-level parking space, and supportive services offices and community space are located on the ground floor, and would therefore be required to provide 7-foot side yards. The Applicant has requested two incentives for reduced yards, and proposed a 5-foot and 7½-inch southerly side yard setback and a 0-foot northerly side yard setback, in lieu of the 7 feet otherwise required. The northerly side yard setback provided will range from approximately 4 feet and 6 inches to 6 feet, however the 0-foot setback is requested due to the corner cut dedication requirements from the Bureau of Engineering. Strict compliance with the yard requirements would reduce the buildable lot area on lot, thereby limiting the buildable area for new development and reducing the number and range of units that could be developed. The requested incentives allow the developer to reduce yard requirements so the affordable housing units can be constructed and the overall space dedicated to residential uses is increased.

Westerly Front Yard: LAMC Section 12.10 C.1 requires front yards to conform to a minimum of 15 feet. The project is a 4-story building with one grade-level parking space, and supportive services offices and community space are located on the ground floor, and would therefore be required to provide a 15-foot westerly front yard. The Applicant has requested one incentive for a reduced front yard, and proposed 0-foot front yard setback in lieu of the 15 feet otherwise required. The westerly front yard setback provided will range from approximately 3 feet to 10 feet and 2 inches, however the 0-foot setback is requested due to the corner cut dedication requirements from the Bureau of Engineering. Strict compliance with the yard requirements would reduce the buildable lot area on lot, thereby limiting the buildable area for new development and reducing the number and range of units that could be developed. The requested incentives allow the developer to reduce yard requirements so the affordable housing units can be constructed and the overall space dedicated to residential uses is increased.

The requested incentives allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives support the applicant’s decision to set aside the specified number of dwelling units for Low Income Households for 55 years.
b. The incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety.

c. The incentive(s) are contrary to state or federal law.

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

Following is a delineation of the findings related to the request for one (1) Waiver of Development Standards, pursuant to Government Code Section 65915.

11. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:

a. The waiver(s) or reduction(s) of development standard(s) are contrary to state or federal law.

There is no evidence in the record that the proposed waivers are contrary to state or federal law.

A project that provides 15 percent of base units for Very Low Income Households qualifies for three (3) Incentives, and may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Therefore, the request for the following are recommended as a Waiver of Development Standards. Without the below Waivers, the existing development standards would preclude development of the proposed density bonus units and project amenities:

**Open Space Reduction:** LAMC Section 12.21 G requires 100 square feet of usable open space per dwelling unit with less than 3 habitable rooms, and 125 square feet of usable open space per dwelling unit with 3 habitable rooms. For the proposed project with 24 studio units and 1 two-bedroom unit, a total of 2,500 square feet of open space would be required. Strict compliance with the open space requirements would have the
The waiver will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development Unaffordable to Very Low, Low and Moderate Income Households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Therefore, there is no substantial evidence that the proposed waivers of development standards will have a specific adverse impact on public health and safety.

CONDITIONAL USE FINDINGS

The following is a delineation of the findings related to the request for a Conditional Use to allow a 212.5 percent Density Bonus to allow 25 residential units in lieu of 8 dwelling units as otherwise permitted by-right in the R3-1 Zone.

As previously mentioned, the proposed project satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial process as defined in Assembly Bill ("AB") 2162. Pursuant to Government Code Section 65653(b), ministerial processing or approval involves:

The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this...
article. The local government shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.

In accordance with AB 2162, and Government Code Section 65651(b), a local government must streamline the approval of a Supportive Housing Project only based on objective development standards and policies, as follows:

The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

Several findings of the Site Plan Review require the City to exercise subjective discretion that does not meet the intent of AB 2162. These subjective discretionary findings conflict with the streamlined ministerial approval process as provided in AB 2162 and therefore are not applicable to the proposed Supportive Housing Project pursuant to AB 2162. Staff has responded to these discretionary findings as not applicable in accordance with AB 2162. For the remaining objective findings of the Site Plan Review, staff has provided a response below.

12. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as provided under Government Code Section 65651(a) and (b), that the project has already been determined to be consistent with. Therefore this finding is not applicable to the proposed Supportive Housing Project pursuant to AB 2162.

13. That the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as provided under Government Code Section 65651(a) and (b), that the project has already been determined to be consistent with. Therefore this finding is not applicable to the proposed Supportive Housing Project pursuant to AB 2162.

14. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City’s Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. As such, there are no objective zoning or design review standards relevant to this finding other than those objective standards, as provided under Government Code Section 65651(a) and (b), that the project has already been determined to be consistent with.
To the extent this finding requires further analysis, the project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Housing Element, Mobility Element, and the Land Use Element (Southeast Los Angeles Community Plan).

**Framework Element**

The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The Framework Element is a comprehensive, long range document containing purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services.

The primary objectives of the policies in the Framework Element’s Land Use Chapter are to support the viability of the City’s residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

The proposed project involves the construction of a 4-story, residential development containing 25 dwelling units on a site designated for Medium Residential land uses and zoned R3-1. The project site is located at the intersection of Compton Avenue and 95th Street, which serves the Los Angeles County Metropolitan Transit Authority (“Metro”) bus line 55 and 612. As such, the project is in conformance with the purpose of the Framework Element.

**Housing Element**

The City’s Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City’s housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City’s housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance.

Additionally, the Housing Element indicates that permanent supportive housing and services must be provided to ensure the homeless population and persons who are at risk of being homeless remain housed and get the individualized help they may need.

The Housing Element includes the following goals, policies, objectives:

**Goal 1:** A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

**Objective: 1.4:** Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.
Policy: 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Goal 3: A City where there are housing opportunities for all without discrimination.

Goal 4: A City committed to ending and preventing homelessness.

Policy: 4.1.3: Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

The proposed project will replace an existing single-family dwelling with 25 residential dwelling units, which reserves 100 percent (exclusive of a market-rate manager’s unit) for affordable units. The 24 affordable units will be permanent supportive housing units serving people who are either currently homeless in need of permanent housing or at-risk of falling into homelessness. This project will augment a typical housing development with supportive services on the ground floor, which are intended to assist residents in maintaining stable housing, jobs, or assisting with other specialized needs. The Project is directly consistent with the goals, objectives, and policies of the Housing Element of the General Plan.

In addition, the site’s Assessor Parcel Number (APN # 6048021020) has been identified in the 2013-2021 Housing Element’s Inventory of Sites for Housing. The Inventory of Sites for Housing identifies parcels suitable for additional residential development without the need for any discretionary zoning action by the City. Therefore, the project is consistent with the Housing Element’s vision of providing housing on these applicable sites. As such, the proposed project substantially conforms to the purpose of the Housing Element of the General Plan.

Mobility Element

The Mobility Plan 2035 includes goals that define the City’s high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Among other objectives and policies, the Mobility Plan aims to support ways to reduce vehicle miles traveled (VMT) per capita by increasing the availability of affordable housing options with proximity to transit stations and major bus stops and offering more non-vehicle alternatives, including transit, walking and bicycling.

The proposed residential building is a pedestrian-oriented development that provides 24 affordable units and one (1) market-rate unit in proximity to public transit options. As previously mentioned, the project site is located at the intersection of Compton Avenue and 95th Street, which serves the Los Angeles County Metropolitan Transit Authority (“Metro”) bus line 55 and 612. The site is approximately one-half mile of the Los Angeles County Metropolitan Transit Authority “A” rail line (formerly Blue Line) 103rd/Watts Towers Station. Other bus stops within a half-mile radius of the site include the LADOT Dash Watts, Metro 254 and 53 bus lines. These bus line stops and rail stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for project residents. The proposed project will also allow for the reduction of vehicle trips by placing a high density residential development within proximity to public transit and providing only one parking space. The availability of many transit options along the commercial corridors creates a lesser need for the use of personal vehicles. Additionally, the project will provide a total of 48 bicycle parking stalls, including 25 long-term and 54 short-term bicycle parking stalls on site. As such, the project conforms to the purpose of the Mobility Element of the General Plan.
Land Use Element – Southeast Los Angeles Community Plan

The Southeast Los Angeles Community Plan was adopted by City Council in November 22, 2017, with related zoning ordinances effective on December 29, 2018. The Community Plan’s purpose is to promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community. The Land Use Designations and corresponding zones in the Community Plan are implemented through zoning regulations in the Los Angeles Municipal Code (“LAMC”) including applicable ordinances that are codified in the LAMC.

The Southeast Los Angeles Community Plan designates the site for Medium Residential land uses. The project site is zoned R3-1, which is consistent with a corresponding zone of R3, in the Community Plan. The R3 Zone allows R3 density at 800 square feet of lot area per dwelling. The project site containing 6,141 square feet is permitted a base density of 8 dwelling units. The project utilizes the State Density Bonus Law (California Government Code Section 65915) and the City’s Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, and Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC) to increase the maximum density from 8 to 25 dwelling units, 24 of which will be set aside for Very Low Income Households. The project also proposes supportive services in an area that is close to various bus routes, connecting the project site to other regional and local destinations. The project will contribute to the Southeast Los Angeles area as a medium-density residential development that provides housing and employment services. Furthermore, as found in the Supportive Housing Development Projects Finding, the project is consistent with applicable objective zoning standards. As such, the project conforms to the purpose of the Southeast Los Angeles Community Plan.

15. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The City’s Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City’s housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City’s housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance. Additionally, the Housing Element indicates that permanent supportive housing and services must be provided to ensure the homeless population and persons who are at risk of being homeless remain housed and get the individualized help they may need.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as defined by Government Code Section 65651(b), that the project has already been determined to be consistent with. To the extent this finding requires further analysis, the project is consistent with and implements the affordable housing provisions of the Housing Element as discussed below.

The proposed project will replace an existing single-family dwelling with 25 residential dwelling units, which reserves 100 percent (exclusive of a market-rate manager’s unit) for affordable units. The 25 affordable units will be permanent supportive housing units serving people who are currently without shelter. The project will also provide supportive services on the ground floor including social service offices and a computer lab to provide assistance to its residents.
16. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:

   a. 11% Very Low Income Units for a 35% density increase; or  
   b. 20% Low Income Units for a 35% density increase; or  
   c. 40% Moderate Income Units for a 35% density increase in for-sale projects.

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

   a. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or  
   b. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or  
   c. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or  
   d. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

The City’s Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low Income Households in accordance with the State Density Bonus Law. The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by local ordinance. The City adopted Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent. The Ordinance requires the project to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent.

Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

<table>
<thead>
<tr>
<th>Percentage of Base Density to be Restricted to Very Low Income Households</th>
<th>Percentage of Density Increase Granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>130</td>
<td>200</td>
</tr>
<tr>
<td>131</td>
<td>201.5</td>
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<tr>
<td>138</td>
<td>212</td>
</tr>
<tr>
<td>139</td>
<td>213.5</td>
</tr>
</tbody>
</table>
The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 212.5 percent increase in density for a total of 25 dwelling units in lieu of 8 dwelling units as otherwise permitted by-right in the R3-1 Zone. The applicant is required to set aside at least 138 percent, or 12 units, of 8 by-right density units, for Very Low Income Households, for the 212.5 percent density increase, as provided in the above table. The applicant proposes a project totaling 25 dwelling units, 24 of which will be restricted to Very Low Income Households for a period of 55 years, which is 138 percent of the 8 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households.

17. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222 as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). Major changes to the law are applicable to new density bonus developments resulting in a loss in existing affordable units or rent-stabilized units. The law aims to replace units and ensure rental affordability periods for 55 years. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated September 3, 2019, therefore no AB 2556 replacement affordable units are required (Exhibit D). As such, the dwelling unit replacement requirements of Government Code Section 65915(c)(3) do not apply.

18. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

Per the Conditions of Approval, the owner is required to execute a covenant to the satisfaction of HCIDLA to make 24 units for Very Low Income household occupancy, as defined by the State Density Bonus Law 65915(c)(1) or (c)(2) as determined by the California Department of Housing and Community Development (“HCD”) for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by HCIDLA. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per HCIDLA.

19. The project addresses the policies and standards contained in the City Planning Commission’s Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. These were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. The City of Los Angeles Housing and Community Investment Department (HCIDLA) utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City’s Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City’s Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable
units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a 212.5 percent density increase above the 8 base density units to permit a total of 25 dwelling units. The project will set aside 24 units for Very Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development (“HCD”) for a period of 55 years. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Furthermore, the project is required to record a Covenant and Agreement with the HCIDLA to make 24 units affordable per the Conditions of Approval. Therefore, the project complies with the City Planning Commission’s Affordable Housing Incentives Guidelines.

HOUSING REPLACEMENT

Pursuant to Government Code Section 65915(c)(3) and Assembly Bills 2222 and 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated September 3, 2019, HCIDLA determined no AB 2556 replacement affordable units are required (Exhibit D). Refer to the Density Bonus Legislation Background section of this determination for additional information.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that “[t]he availability of housing is of vital statewide importance,” and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section 65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three “concessions or incentives” for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as “on-menu” incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for “averaging” of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill (“AB”) 2222 went into effect January 1, 2015 and was amended by AB 2556 on August 19, 2016, stating that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have
been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director’s Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

AB 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Sections 65915(a), 65915(d)(2)(C) and 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City’s development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (“HUD”) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

**CEQA FINDINGS**

Pursuant to Assembly Bill (“AB”) 2162 and California Government Code (Gov.) Sections 65583 and 65650 through 65654, a project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). In addition, pursuant to AB 1197, the project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3). Therefore, pursuant to Gov. Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) as a ministerial project.
PUBLIC HEARING AND COMMUNICATIONS

PUBLIC HEARING

The public hearing will be held by the City Planning Commission on January 9, 2020 after 8:30 a.m. at Los Angeles City Hall, 200 North Spring Street, Council Chambers, Room 340, Los Angeles, CA 90012.

WRITTEN CORRESPONDENCE

Two (2) letters of support were received for the project from the Watts Neighborhood Council and Watts Labor Community Action Committee, as follows:

- The project is needed in Watts at the current climate of extreme homelessness and poverty.
- The Neighborhood Council and applicant is partnering to determine the best approach to reach both parties goals relative to the shared responsibility of housing and services needed in the community. The Neighborhood Council supports and welcomes new investment and construction in the area. The project will have an incredible impact on a shared goal of improving quality of life in the area.
- The project will have an incredible impact on the work Watts Labor Community Action Committee already does in the community, and we support more housing investment within our community.
- The project will provide 24 affordable apartments, as well as 1 manager’s unit, shared community space, and a case manager office on the ground floor.
- The property will have a full-time case manager to provide key supportive services, including vocational training, job-training services, and other supportive services to allow tenants to thrive.
- The project consists of studio units, and 100% of the affordable units will target residents previously experiencing homelessness.
- The development and property management team is committed to neighborhood collaboration and local hiring, and will work to create local jobs directly beneficial to the Watts community.
- The applicant has completed extensive outreach in the community for this project. Five meetings were held with community-based organizations and a church and two meetings were held with City Council 15.

The applicant submitted a summary of community outreach efforts for the case file (Exhibit F), indicating they have also met with the Compton Avenue Church of Christ and Council District 15 Office.
EXHIBIT A

PROJECT PLANS

CPC-2019-5935-DB-CU-PSH-SIP
## Project Summary Affordable Housing

### ENTITLEMENT REQUESTS

**Affordable Housing Density Bonus**
- [LAMC 12.22.A.1.A](https://example.com#LAMC1222A1A) 35% Increase

**Additional Affordable Housing Density Bonus**
- [LAMC 12.24.U.24](https://example.com#LAMC1224U24) 212% Increase

Reduced Yard Setbacks as follows:
- Front: 0'-6"
- Side (North): 0'-6"
- Side (South): 5'-7 1/2"

Open Space Reduction: 45% Reduction

### BUILDING SUMMARY

**LEVEL 1**
- **Uncovered Parking Space:** 2,274 sq ft
- **Covered Parking Space:** 2,274 sq ft

**LEVEL 3**
- **Terrace:** 2,400 sq ft
- **Roof Deck:** 700 sq ft

**LEVEL 4**
- **Work Space:** 2,000 sq ft

### RESIDENTIAL UNIT SUMMARY

**UNIT NAME**
- **Type:** Studio / 1 BA
- **QNTY. NET AREA:** 322 sq ft

**DEPARTMENT OF HEALTH SERVICES**
- **Number:** 1

**DENSITY**
- **Percentage:** 96.0%

### LANDSCAPE POINTS “GUIDELINES O”

- **Points needed to meet the 3% open space to green area requirements:** 1 point

### NON-RESIDENTIAL ON-SITE SUPPORTIVE SERVICES - AB 2562

- **Percentage:** 0.8%

### BICYCLE PARKING SUMMARY

**LEVEL 1**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**LEVEL 3**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**LEVEL 4**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**TOTAL REQUIRED BICYCLE PKG.**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

**TOTAL PROVIDED BICYCLE PKG.**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

**PROVISIONAL PROVIDE BICYCLE PKG.**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

### PARKING SUMMARY

**LEVEL 1**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**LEVEL 3**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**LEVEL 4**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**TOTAL REQUIRED PARKING**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

**TOTAL PROVIDED PARKING**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

**PROVISIONAL PROVIDE PARKING**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

### OPEN SPACE SUMMARY

**LEVEL 1**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**LEVEL 3**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**LEVEL 4**
- **Short term:** 3 spaces
- **Long term:** 10 units
- **Total:** 33 spaces

**TOTAL REQUIRED OPEN SPACE**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

**TOTAL PROVIDED OPEN SPACE**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

**PROVISIONAL PROVIDE OPEN SPACE**
- **Short term:** 9 spaces
- **Long term:** 30 units
- **Total:** 39 spaces

### FACILITIES

- **Total berms:** 0

### VR (Vertically Reasonable) Required Areas

- **Lot Area:** 3,609 sq ft
- **Floor Area:** 9,824 sq ft

### REQUIRED BICYCLE PARKING

- **Spots per resident unit:** 28

### REQUIRED EVCS

- **Total required:** 12 EVCS
- **Total provided:** 12 EVCS

### REQUIRED EVCS (3%)

- **Total required:** 24 lucky EVCS
- **Total provided:** 24 lucky EVCS

### REQUIRED ACCESSIBLE SPACES (2%)

- **Total required:** 24 accessible spaces
- **Total provided:** 24 accessible spaces

### REQUIRED EVCS (3%)

- **Total required:** 24 electric vehicle charging stations
- **Total provided:** 24 electric vehicle charging stations

### REQUIRED EVCS (3%)

- **Total required:** 24 electric vehicle charging stations
- **Total provided:** 24 electric vehicle charging stations

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- **Total required:** 24 electric vehicle charging stations
- **Total provided:** 24 electric vehicle charging stations

### REQUIRED EVCS (3%)

- **Total required:** 24 electric vehicle charging stations
- **Total provided:** 24 electric vehicle charging stations
2. This survey was based upon a preliminary title report issued by First American Title Company, dated April 27, 2018, at 7:30 AM. The bearing N 1°58' E of the side of Compton Avenue as shown on the map of The Crown Tract, as per map recorded in Book 12 Page 9 of Maps, was taken as the basis of bearings.

3. There is no observed evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.

4. No observed evidence of current earth moving work, building construction or building additions.

5. All above ground evidence of utilities, drainage, structures, structural support and ingress and egress for or from adjoining properties is shown hereon.

This summary is only a guide. Definitive information should be obtained from the zoning code itself and from consultation with the Department of Building and Safety.
Building Sections Section A

- **Fiber Cement Paneling**
  - Dark Grey
  - White

- **Boardform Concrete Trash Enclosure**

- **Perforated Metal Security Screen**

- **Elevator Shaft**

- **Levels**
  - Level 1: 9'-6" PL
  - Level 2: 9'-6" PL
  - Level 3: 9'-6" PL
  - Level 4: 9'-6" PL
  - Roof: 45'-0" maximum height

- **Scale** 1/8" = 1'-0"
Building Floor plan Typical Modular Unit
Conceptual Perspective Corner of 95th & Compton Avenue
1. DG PATHWAY 3/8" FINES. COLOR: DESERT GOLD. STABILIZED.
2. PLANTING AREA
3. WOOD DECKING
4. EXISTING SPECIMEN TREE
5. COMMUNITY "BACKYARD"
6. ARTIFICIAL TURF
7. BENT GRASS STREET PLANTING
8. STREET TREES TO MATCH EXISTING DOWN COMPTON AVE.
9. TEMPORARY BIKE PARKING
10. COMMUNITY PATIO.
11. CONCRETE PAVING. NATURAL GREY. TOPCAST #03
12. TRASH ENCLOSURE
13. PERIMETER FENCE
EXHIBIT B

MAPS

B1 – Vicinity Map
B2 – Radius Map
B3 – ZIMAS Parcel Profile Report
B4 – Aerial Map
Address: 9502 COMPTON AVE

#19-413
DENSITY BONUS OFF MENU/CUP

THOMAS BROTHERS
Page: 704 Grid: G4

ASSESSOR PARCEL NUMBER: 6048-021-020
SITE ADDRESS: 9502 COMPTON AVE.

LEGAL
LOT: 29 AND POR. 28
TRACT: CROWN TRACT
*SEE APPS*

CD: 15
CT: 2423.00
PA: 103 - SOUTHEAST LOS ANGELES
USES: FIELD / RECORD

CASE NO:
SCALE: 1" = 100'
D.M.: 093A213, 093A211, 094-3A211, 094-3A213

CONTACT: THREE 6IXTY
PHONE: 310-204-3500

DATE: 08-14-19
Update: 

NET AC: 14
City of Los Angeles
Department of City Planning
10/11/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
9500 S COMPTON AVE
9502 S COMPTON AVE

ZIP CODES
90002

RECENT ACTIVITY
CPC-2019-5935-DB-CU-PSH-SIP
PAR-2019-2726-PSH

CASE NUMBERS
CPC-2008-1553-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-171682
ORD-171681
ORD-162128
ENV-2017-2502-CE
ENV-2008-1780-EIR

ADDRESS/Legal Information
PIN Number 093A213 21
Lot/Parcel Area (Calculated) 4,638.7 (sq ft)
Thomas Brothers Grid PAGE 704 - GRID G4
Assessor Parcel No. (APN) 6048021020
Tract CROWN TRACT
Map Reference M B 12-9
Block None
Lot 29
Arb (Lot Cut Reference) None
Map Sheet 093A213

Jurisdictional Information
Community Plan Area Southeast Los Angeles
Area Planning Commission South Los Angeles
Neighborhood Council Watts
Council District CD 15 - Joe Buscaino
Census Tract # 2423.00
LADBS District Office Los Angeles Metro

Planning and Zoning Information
Special Notes ZI-2476 Southeast Los Angeles Community Plan Adoption
Zoning R3-1
Zoning Information (ZI) ZI-1231 South Los Angeles Alcohol Sales
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2476 Southeast Los Angeles Community Plan Adoption
General Plan Land Use Medium Residential
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area South Los Angeles Alcohol Sales
Subarea None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
Streetscape No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
Adaptive Reuse Incentive Area: None
Affordable Housing Linkage Fee
Residential Market Area: Low
Non-Residential Market Area: Low
Transit Oriented Communities (TOC): Tier 1
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 6048021020
Ownership (Assessor)
Owner1: COMANOR,GREG AND
Owner2: ATTAIE,SHAHRIR
Address: 8930 BURTON WAY
BEVERLY HILLS CA 90211
Ownership (Bureau of Engineering, Land Records)
Owner: PAYNE, ETHELLE
Address: 9502 COMPTON AVE.
LOS ANGELES CA 90002
APN Area (Co. Public Works)*: 0.142 (ac)
Use Code: 0100 - Residential - Single Family Residence
Assessed Land Val.: $254,490
Assessed Improvement Val.: $97,410
Last Owner Change: 06/21/2018
Last Sale Amount: $345,003
Tax Rate Area: 460
Deed Ref No. (City Clerk): 6-894
301017
2493920

Building 1
Year Built: 1932
Building Class: D5B
Number of Units: 1
Number of Bedrooms: 1
Number of Bathrooms: 1
Building Square Footage: 1,006.0 (sq ft)

Building 2
No data for building 2

Building 3
No data for building 3

Building 4
No data for building 4

Building 5
No data for building 5

Additional Information

Airport Hazard: None
Coastal Zone: None
Farmland: Area Not Mapped
Urban Agriculture Incentive Zone: YES
Very High Fire Hazard Severity Zone: No
Fire District No. 1: No
Flood Zone: None
Watercourse: No
Hazardous Waste / Border Zone Properties: No
Methane Hazard Site: None
High Wind Velocity Areas: No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org.
Special Grading Area (BOE Basic Grid Map A-13372)

<table>
<thead>
<tr>
<th>Wells</th>
<th>None</th>
</tr>
</thead>
</table>

**Seismic Hazards**

Active Fault Near-Source Zone

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
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<tbody>
<tr>
<td>Nearest Fault (Distance in km)</td>
<td>4.7067216</td>
</tr>
<tr>
<td>Nearest Fault (Name)</td>
<td>Newport - Inglewood Fault Zone (Onshore)</td>
</tr>
<tr>
<td>Region</td>
<td>Transverse Ranges and Los Angeles Basin</td>
</tr>
<tr>
<td>Fault Type</td>
<td>B</td>
</tr>
<tr>
<td>Slip Rate (mm/year)</td>
<td>1.000000000</td>
</tr>
<tr>
<td>Slip Geometry</td>
<td>Right Lateral - Strike Slip</td>
</tr>
<tr>
<td>Slip Type</td>
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<tr>
<td>Down Dip Width (km)</td>
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<tr>
<td>Rupture Top</td>
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<td>Dip Angle (degrees)</td>
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<tr>
<td>Maximum Magnitude</td>
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<tr>
<td>Alquist-Priolo Fault Zone</td>
<td>No</td>
</tr>
<tr>
<td>Landslide</td>
<td>No</td>
</tr>
<tr>
<td>Liquefaction</td>
<td>Yes</td>
</tr>
<tr>
<td>Preliminary Fault Rupture Study Area</td>
<td>No</td>
</tr>
<tr>
<td>Tsunami Inundation Zone</td>
<td>No</td>
</tr>
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</table>

**Economic Development Areas**

| Business Improvement District    | None                         |
| Hubzone                          | Qualified                    |
| Opportunity Zone                 | Yes                          |
| Promise Zone                     | None                         |
| State Enterprise Zone            | LOS ANGELES STATE ENTERPRISE ZONE |

**Housing**

Direct all Inquiries to Housing+Community Investment Department

| Telephone | (866) 557-7368 |
| Website   | http://hcidla.lacity.org |

Rent Stabilization Ordinance (RSO) | No |

Ellis Act Property | No |

**Public Safety**

<table>
<thead>
<tr>
<th>Police Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bureau</td>
</tr>
<tr>
<td>Division / Station</td>
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<tr>
<td>Reporting District</td>
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</table>

<table>
<thead>
<tr>
<th>Fire Information</th>
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</thead>
<tbody>
<tr>
<td>Bureau</td>
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<tr>
<td>Battalion</td>
</tr>
<tr>
<td>District / Fire Station</td>
</tr>
<tr>
<td>Red Flag Restricted Parking</td>
</tr>
</tbody>
</table>

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(*) - APN Area is provided “as is” from the Los Angeles County’s Public Works, Flood Control, Benefit Assessment.
### CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>CPC-2008-1553-CPU</th>
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<tbody>
<tr>
<td>Required Action(s):</td>
<td>CPU-COMMUNITY PLAN UPDATE</td>
</tr>
<tr>
<td>Project Descriptions(s):</td>
<td>SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE</td>
</tr>
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<table>
<thead>
<tr>
<th>Case Number:</th>
<th>CPC-1990-346-CA</th>
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</thead>
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<tr>
<td>Required Action(s):</td>
<td>CA-CODE AMENDMENT</td>
</tr>
<tr>
<td>Project Descriptions(s):</td>
<td>AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)</td>
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<table>
<thead>
<tr>
<th>Case Number:</th>
<th>CPC-1983-506</th>
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<tbody>
<tr>
<td>Required Action(s):</td>
<td>Data Not Available</td>
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<tr>
<td>Project Descriptions(s):</td>
<td>SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY</td>
</tr>
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<table>
<thead>
<tr>
<th>Case Number:</th>
<th>ENV-2017-2502-CE</th>
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<tr>
<td>Required Action(s):</td>
<td>CE-CATEGORICAL EXEMPTION</td>
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<tr>
<td>Project Descriptions(s):</td>
<td>ENVIRONMENTAL CLEARANCE</td>
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<th>Case Number:</th>
<th>ENV-2008-1780-EIR</th>
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<tbody>
<tr>
<td>Required Action(s):</td>
<td>EIR-ENVIRONMENTAL IMPACT REPORT</td>
</tr>
<tr>
<td>Project Descriptions(s):</td>
<td>SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE</td>
</tr>
</tbody>
</table>

### DATA NOT AVAILABLE

ORD-171682
ORD-171681
ORD-162128

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
Address: 9500 S COMPTON AVE
APN: 6048021020
PIN #: 093A213  21
Tract: CROWN TRACT
Block: None
Lot: 29
Arb: None
Zoning: R3-1
General Plan: Medium Residential
## CIRCULATION

### STREET
- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Proposed)
- Secondary Scenic Highway
- Special Collector Street
- Special Study Area
- Super Major Highway

### FREEWAYS
- Freeway
- Interchange
- On-Ramp / Off-Ramp
- Railroad
- Scenic Freeway Highway

### MISC. LINES
- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor
SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

- No vehicle dwelling anytime
- No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
- Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells
Address: 9500 S COMPTON AVE
APN: 6048021020
PIN #: 093A213 21
Tract: CROWN TRACT
Block: None
Lot: 29
Arb: None
Zoning: R3-1
General Plan: Medium Residential
EXHIBIT C

SITE PHOTOS
Figure 7 – View of the adjacent properties, facing west
Figure 8 – View of adjacent properties, facing southwest
Figure 9 – View of adjacent properties, facing northwest
Figure 10 – View of adjacent properties, facing north
Figure 11 – View of adjacent properties, facing northeast
Figure 12 – View of adjacent properties, facing southwest
Figure 13 – View of the adjacent properties, facing southwest
Figure 14 – View adjacent, facing northwest
Map 1 – Key Map III

Subject Property

Indicates location of photo

Figure 15

Figure 16

Figure 17

Figure 18

Figure 19

Figure 20

Figure 21
DATE: September 3, 2019

TO: Watts Works LP, a California limited partnership, Owner

FROM: Marites Cunan, Senior Management Analyst I
Los Angeles Housing and Community Investment Department

SUBJECT: AB 2556 (DB) Determination for
9500 – 9502 South Compton Avenue, Los Angeles, CA 90002

Based on the Affordable Unit Determination Application submitted by Watts Works LP, a California limited partnership (Owner), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that no units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on August 13, 2019, so HCIDLA must collect data from August 2014 through August 2019.

Watts Works LP, a California limited partnership (Owner), acquired the properties 9500 – 9502 South Compton Avenue under APN # 6048-021-020 on August 7, 2019 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), the properties 9500 – 9502 South Compton Avenue under APN # 6048-021-020 have a use code of “0100 – Residential/Single Family Residence”.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a New Building Permit nor Demolition Permits for the Project.

Per the statement provided by the Owner and received by HCIDLA on August 13, 2019, the Owner proposes to construct a new four (4) story, apartment building consisting of twenty five (25) units pursuant to Density Bonus guidelines.

AB 2556 does not apply to single family residences, therefore no AB 2556 replacement affordable units are required. Please note that this AB 2556 determination will also apply if the proposed project is TOC.

If you have any questions about this Determination, please contact James McCarthy of the Los Angeles Housing Community and Investment Department at (213) 928-9024, or james.mccarthy@lacity.org.

NOTE: This determination is provisional and subject to verification by HCIDLA's Rent Division.
**WARNING**

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLINGS ON ONE LOT

<table>
<thead>
<tr>
<th>ISSUE:</th>
<th>Is a LOT TIE required for the NEW project?</th>
</tr>
</thead>
<tbody>
<tr>
<td>IF NO:</td>
<td>Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.</td>
</tr>
<tr>
<td>IF YES:</td>
<td>Owner's existing RSO replacement obligation, if any, will INCREASE by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.</td>
</tr>
</tbody>
</table>

cc: Los Angeles Housing and Community Investment Department File  
Watts Works LP, a California limited partnership, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

MAC: jm
EXHIBIT E

NOTICE OF EXEMPTION
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167(d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2019-5935-DB-CU-PSH-SIP

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

PROJECT TITLE

Watts Works

PROJECT LOCATION

9500-9502 South Compton Avenue, Los Angeles, CA 90002

PROJECT DESCRIPTION:
The project is the construction of a 4-story, 45-foot tall supportive housing project with 25 dwelling units (including 24 Very Low Income and one market-rate manager’s unit) with on-site supportive services. The project will have a total floor area of 9,824 square feet and FAR of 2.72:1. The project will provide one (1) at-grade vehicular parking space, and 25 long-term and 3 short-term bicycle parking spaces. The project will provide on-site supportive services pursuant to Assembly Bill (“AB”) 2162 including community space and supportive service offices. The project will demolish the existing one-story vacant residential building.

NAME OF APPLICANT / OWNER:

Watts Works, LP / ThreeSixty

CONTACT PERSON (If different from Applicant/Owner above)

Connie Chauv

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) 21080(b)(1) and Government Code Section 65651

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

The proposed project is a Supportive Housing Project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). Therefore, pursuant to Gov. Section 65651 and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) as a ministerial project.

☐ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Connie Chauv

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus, Conditional Use, Supportive Housing Project

FEE: N/A

RECEIPT NO.: N/A

REC'D. BY (DCP DSC STAFF NAME): N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019
EXHIBIT F

PUBLIC CORRESPONDENCE
Watts Works
9502 Compton Avenue, Los Angeles, CA 90002
Daylight Community Development, Decro Corporation, The People Concern
CPC-2019-5935-DB-CU-PSH-SIP

Watts Works Community Outreach: Key Dates

- 7/27/2018: Developer Meeting with Watts Community Labor Action Committee
- 7/30/2018: Developer Meeting with Compton Avenue Church of Christ
- 8/28/2018: Developer Meeting with CD15
- 8/26/2019: Developer Meeting with CD15
- 10/2/2019: Update Meeting with Members of Watts Neighborhood Council
- 10/23/2019: Update Call with Watts Community Labor Action Committee
- 11/12/2019: Update Presentation to Watts Neighborhood Council

Aside from these meetings, the development team has forged relationships in the community to support this affordable housing development.

Watts Works Community Outreach: Summary

The development team on Watts Works has done significant outreach throughout the pre-development process. Throughout this process, we have had numerous calls and meetings with CD15, the Watts Neighborhood Council, Watts Community Labor Action Committee, and the Compton Avenue Church of Christ. We have also attached support letters from local organizations in support of the development.

The project location – 9502 Compton Avenue – is across the street from the Compton Avenue Church of Christ. The Church also owns the two parcels directly to the south along Compton Avenue. The development team met and spoke with the Church several times, and is in support of the development. They are excited to collaborate on shared programming for the site.

The team has also met with Shannon Murray and Tim Watkins of the Watts Community Labor Action Committee (WLCAC). Aside from offering job placement and services in the community, WLCAC provides case management services to special needs populations, and will be actively involved in lease up of the property. The team has a catch-up call with Shannon every few months.

Next, the team has presented to the Watts Neighborhood Council, and has met several times with the Vice Chair and former President of the Council. There has been open lines of communication throughout the development process, with goals to collaborate and bring more community resources to the Watts neighborhood.

Finally, the team has met and worked alongside CD15, and has received the support of that office. CD15 has assisted to ensure Watts Works is completed and supported by the community to bring much needed supportive housing to this area.

If you have any questions, please do not hesitate to reach out to the development team.
August 21, 2018

Salutations Councilman Buscaino,

The Watts Neighborhood Council (Watts NC) write to express vested interest and strong support for Neighborhood Works’ project - Watts Works - at 9502 Compton Avenue, Los Angeles, CA, 90002. The property, a supportive housing project being developed by Neighborhood Works 9502 Purchasing LP, is seeking Measure HHH Soft Debt Financing to support the project’s construction.

Projects such as the proposed are what is needed in Watts at the current climate of extreme homelessness and poverty that many Watts residents face. As a supporter of this project, the Watts NC goals are to serve as a navigator of ensuring that this project falls under the guidelines of what is considered effective, efficient and sustainable support for residents of Watts and provide the same with fitting services to meet the need.

At this time, Watts NC and Neighborhood Works are partnering to determine the best approach to reach both parties goals relative to this shared responsibility of housing and services needed in the community. The Watts NC supports and welcomes new investment and construction to the area, and a project like this would have incredible impact on a shared goal of improving quality of life in the area. Thus, we are discussing various option to successfully bring efforts to fruition.

Watts is considered landlocked to a degree and this project will provide approximately 24 affordable apartments, as well as 1 manager's unit, shared community space, and a case manager office on the ground floor. The property will have a full-time case manager to provide key supportive services, including vocational training, job-training services, and other supportive services to allow tenants to thrive. The project consists of studio units, and 100% of the affordable units will target residents previously experiencing homelessness.

The development and property management team is committed to neighborhood collaboration and local hiring, and will work to create local jobs directly beneficial to the Watts community.
As you know, there is a dire need for supportive housing for individuals and families across the City of Los Angeles and I applaud Neighborhood Works’ efforts to meaningfully address this crisis by creating quality affordable housing for underserved populations across the city. It is our hope that your office will look favorably upon this project. If you have any questions, please contact me at jtsbadejo@gmail.com.

Best Regards,

Jacquelyn Badejo
Chair
Watts NC
323-485-1296(c)
August 17, 2018

The Honorable Joe Buscaino
Member, Los Angeles City Council, 15th District
200 N. Spring St., Rm 410
Los Angeles, CA 90012

Dear Council Member Buscaino,

I write to express my strong support for 9502 Compton Ave Apartments, a supportive housing project being developed by Neighborhood Works 9502 Development, LP, which is seeking Measure HHH Soft Debt Financing to support the construction of permanent supportive housing.

I am writing on behalf of the Watts Labor Community Action Committee (WLCAC). I was excited to learn about the supportive housing project that is being proposed by Neighborhood Works. A project like this would have incredible impact on the work WLCAC already does in the community, and we support more housing investment within our community.

This project will provide up to 24 affordable apartments, including 1 manager's unit, a roof-top community space, and a community office space on the ground floor. The property will have a full-time case manager to provide key supportive services, including vocational and job-training services, supportive services and transportation services to allow tenants to thrive. The project consists of studio permanent housing units, and 100% of the affordable units will target residents previously experiencing homelessness.

The development and property management team is committed to neighborhood collaboration and local hiring, and will work to create local jobs directly beneficial to the Watts community.

As you know, there is a dire need for supportive housing for individuals and families across the City of Los Angeles and I applaud Neighborhood Works’ efforts to meaningfully address this crisis by creating quality affordable housing for underserved populations across the city. It is our hope that your office will look favorably upon this project.

If you have any questions, please contact me at wlcacceo@gmail.com.

Sincerely,

Timothy Watkins
President & CEO

"Great things are happening in Watts!"
www.wlcac.org
October 22, 2018

Ms. Lynn Katano, Acting Assistant Director
Los Angeles County Community Development Commission
700 West Main Street
Alhambra, CA 91801

Subject: Letter of Support for Watts Works

Dear Ms. Katano:

The Los Angeles Housing + Community Investment Department (HCIDLA) wishes to express its support for Watts Works located at 9502 Compton Ave., Los Angeles, CA 90002. The developer, Neighborhood Works, plans to submit an application for the above project in response to your LACDC Notice to Fund Availability for Affordable Multifamily Rental Housing Round 24-A. We look forward to working with you in financing the development of this project. When completed, the project will entail:

- Number of units: 26 Units
- Project Type: Special Needs
- Target Population: Homeless
- Affordability Levels: 30% Area Median Income
- Financing Structure: Non-Tax Credit

If you have any questions or need additional information, please contact Timothy Elliott, Development and Finance Division, at (213) 808-8596.

Sincerely,

EDWIN C. GIPSON
Director of Housing
EXHIBIT G

ASSEMBLY BILL 2162

ASSEMBLY BILL 1197

BILL TEXT AND

SUPPORTING DOCUMENTS
Assembly Bill No. 2162
CHAPTER 753

An act to amend Section 65583 of, and to add Article 11 (commencing with Section 65650) to Chapter 3 of Division 1 of Title 7 of, the Government Code, relating to land use.

[ Approved by Governor September 26, 2018. Filed with Secretary of State September 26, 2018. ]

LEGISLATIVE COUNSEL’S DIGEST

AB 2162, Chiu. Planning and zoning: housing development: supportive housing.

The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes, among other mandatory elements, a housing element. That law requires the housing element to contain, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs and a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation. That law specifies that transitional housing and supportive housing are a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

This bill would make a nonsubstantive change to this requirement.

The Planning and Zoning Law requires the rezoning of sites identified in the inventory of sites by specific deadlines where the inventory does not identify adequate sites to accommodate the need for groups of all household income levels. That law further requires this rezoning to accommodate 100% of the need for housing for very low and low-income households, as specified, on sites zoned to permit owner-occupied and rental multifamily residential use by right during the planning period and defines the term “use by right” for these purposes.

This bill would require that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The bill would require that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided. The bill would prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The bill would specify that its provisions do not (1) preclude or limit the ability of a developer to seek a density bonus from the local government or (2) expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

The bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA does not apply to the ministerial approval of projects.

This bill, by authorizing supportive housing as a use by right under certain circumstances, would expand the exemption for the ministerial approval of projects under CEQA.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.
This bill would incorporate additional changes to Section 65583 of the Government Code proposed by AB 686 to be operative only if this bill and AB 686 are enacted and this bill is enacted last.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority  Appropriation: no  Fiscal Committee: yes  Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares the following:

(a) California’s homeless population increased by over 16,000 from 2016 to 2017, to 134,278 Californians experiencing homelessness at any point in time. Two to three times this number experienced homelessness during the course of last year. Twenty-five percent of the nation’s total homeless population and almost half of the nation’s unsheltered population reside in California. California now has one of the highest rates of homelessness per resident, twice as high as the national average.

(b) Addressing homelessness is urgent, as communities across the state face public health emergencies, including widespread Hepatitis A infection among residents experiencing homelessness in several major cities, higher mortality among homeless people with HIV and AIDS, and early mortality among people experiencing chronic homelessness.

(c) Chronic patterns of homelessness—homelessness lasting at least a year or repeatedly over three years—are on the rise in California, whereas decreasing elsewhere. As of 2017, 42 percent of those experiencing chronic homelessness nationwide live in California. The vast majority of these individuals and families have lived in California since well before becoming homeless.

(d) Evidence shows supportive housing—an affordable rental with intensive services promoting housing stability—works to reduce chronic homelessness. As a result, the Legislature has invested in supportive housing, including the No Place Like Home Program, which will generate $2 billion in revenue bonds to build supportive housing for homeless Californians with serious mental illness.

(e) Studies reveal supportive housing benefits communities by reducing homelessness locally, addressing blight, and increasing property values. Yet one of the barriers to creating supportive housing has been local delays or denials of applications to build supportive housing, based on subjective local planning standards. Delays or denials of building applications add to the costs and timeline of development, affecting the effectiveness of state dollars.

(f) Given the urgent need to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing applications will offer housing opportunities in communities with few or no opportunities to exit chronic homelessness. Further, it will promote progress in addressing the growing crisis of homelessness the Legislature intended through recent initiatives.

SEC. 2. Section 65583 of the Government Code is amended to read:

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality’s share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under
Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction’s allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions
required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality’s share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality’s planning for the development of housing for all income levels and the construction of that housing.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. “Assisted housing developments,” for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. “Assisted housing developments” shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality’s low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).
(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.

(8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction’s emergency shelter need.

(B) The jurisdiction’s contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

(f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:

(1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.

(2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.
(3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

(g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.

(4) For purposes of this subdivision, “housing development project” means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

(h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.

SEC. 2.5. Section 65583 of the Government Code is amended to read:

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:
(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality’s share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction’s allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.
(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality’s share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality’s planning for the development of housing for all income levels and the construction of that housing.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publically subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. “Assisted housing developments,” for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. “Assisted housing developments” shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality’s low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not
been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of
property and shall be subject only to those restrictions that apply to other residential dwellings of the same
type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones
where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing
ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote and affirmatively further fair housing opportunities and promote housing throughout the
community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national
origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment
and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any
other state and federal fair housing and planning law.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph
(9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the
extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph
(9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources
are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Include an identification of the agencies and officials responsible for the implementation of the various
actions and the means by which consistency will be achieved with other general plan elements and community
goals.

(8) Include a diligent effort by the local government to achieve public participation of all economic segments of
the community in the development of the housing element, and the program shall describe this effort.

(9) (A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of
Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall
include all of the following components:

(i) A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction’s fair housing
enforcement and fair housing outreach capacity.

(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation
patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity,
and disproportionate housing needs within the jurisdiction, including displacement risk.

(iii) An assessment of the contributing factors for the fair housing issues identified under clause (ii).

(iv) An identification of the jurisdiction’s fair housing priorities and goals, giving highest priority to those factors
identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair
housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing
results will be achieved.

(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to,
enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity,
and place-based strategies to encourage community revitalization, including preservation of existing
affordable housing, and protecting existing residents from displacement.

(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing
with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume
80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair
housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal
Regulations in effect prior to August 17, 2015, may incorporate relevant portions of that assessment or revised
assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing
element.

(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section
65588 on or after January 1, 2021.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the
development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing
a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the
participating jurisdictions to develop at least one year-round emergency shelter within two years of the
beginning of the planning period.
(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction’s emergency shelter need.

(B) The jurisdiction’s contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

(f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:

(1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.

(2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.

(3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

(g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:
The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.

For purposes of this subdivision, “housing development project” means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.

SEC. 3. Article 11 (commencing with Section 65650) is added to Chapter 3 of Division 1 of Title 7 of the Government Code, to read:

Article 11. Supportive Housing

For purposes of this article, the following definitions shall apply:

(a) “Supportive housing” shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.

(b) “Supportive services” shall have the same meaning as defined in Section 65582.

(c) “Target population” shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.

(d) “Use by right” shall have the same meaning as defined in subdivision (i) of Section 65583.2.

Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:

(1) Units within the development are subject to a recorded affordability restriction for 55 years.

(2) One hundred percent of the units, excluding managers’ units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, “lower income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.

(4) The developer provides the planning agency with the information required by Section 65652.

(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
(A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.

(B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

(7) Units within the development, excluding managers’ units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

(b) The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

(c) Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

(1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.

(2) Any change in the number of supportive service units is restricted to the minimum necessary to maintain project’s financial feasibility.

(3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

(d) If the proposed housing development is located within a city with a population of fewer than 200,000 or the unincorporated area of a county with a population of fewer than 200,000, and the city or the unincorporated area of the county has a population of persons experiencing homelessness of 1,500 or fewer, according to the most recently published homeless point-in-time-count, the development, in addition to the requirements of subdivision (a), shall consist of 50 units or fewer to be a use by right pursuant to this article. A city or county described in this subdivision may develop a policy to approve as a use by right proposed housing developments with a limit higher than 50 units.

65652. A developer of supportive housing subject to this article shall provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, as required by Section 65651, and describing those services, which shall include all of the following:

(a) The name of the proposed entity or entities that will provide supportive services.

(b) The proposed funding source or sources for the provided onsite supportive services.

(c) Proposed staffing levels.

65653. (a) The local government shall approve a supportive housing development that complies with the applicable requirements of this article.

(b) The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this article. The local government shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.

65654. If the supportive housing development is located within one-half mile of a public transit stop, the local government shall not impose any minimum parking requirements for the units occupied by supportive housing residents.

65655. This article shall not be construed to do either of the following:
(a) Preclude or limit the ability of a developer to seek a density bonus from the local government pursuant to Section 65915.

(b) Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

65656. The Legislature finds and declares that the provision of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state and of necessary services to the target population described in Section 50675.14 of the Health and Safety Code is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.

SEC. 4. Section 2.5 of this bill incorporates amendments to Section 65583 of the Government Code proposed by both this bill and Assembly Bill 686. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2019, (2) each bill amends Section 65583 of the Government Code, and (3) this bill is enacted after Assembly Bill 686, in which case Section 2 of this bill shall not become operative.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.
Assembly Bill No. 1197

CHAPTER 340

An act to add and repeal Section 21080.27 of the Public Resources Code, relating to environmental quality, and declaring the urgency thereof, to take effect immediately.

[ Approved by Governor September 26, 2019. Filed with Secretary of State September 26, 2019. ]

LEGISLATIVE COUNSEL’S DIGEST


The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment.

This bill would, until January 1, 2025, exempt from the requirements of CEQA certain activities approved or carried out by the City of Los Angeles and other eligible public agencies, as defined, related to supportive housing and emergency shelters, as defined. The bill would require the lead agency, if it determines that an activity is not subject to CEQA and approves or carries out that activity, to file a notice of exemption with the Office of Planning and Research and the county clerk for the County of Los Angeles. Because the bill would impose additional duties on the City of Los Angeles, this bill would impose a state-mandated local program.

The bill would exempt from the requirements of CEQA the adoption of Ordinance Nos. 185,489 and 185,492 by the City of Los Angeles in 2018.

This bill would make legislative findings and declarations as to the necessity of a special statute for the City of Los Angeles.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote: 2/3 Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. (a) It is the intent of the Legislature to facilitate local initiatives that promote high-quality, low-barrier shelters and supportive housing.

(b) It is the intent of the Legislature to help the City of Los Angeles address its homeless crisis by facilitating the construction of high-quality permanent supportive housing that adopt the core component of the Housing First Model and develop crisis and bridge housing that are low barrier.

SEC. 2. Section 21080.27 is added to the Public Resources Code, to read:

21080.27. (a) For purposes of this section, the following definitions apply:
(1) “Eligible public agency” means any of the following:

(A) The County of Los Angeles.

(B) The Los Angeles Unified School District.

(C) The Los Angeles County Metropolitan Transportation Authority.

(D) The Housing Authority of the City of Los Angeles.

(E) The Los Angeles Homeless Services Authority.

(F) The Los Angeles Community College District.

(G) The successor agency for the former Community Redevelopment Agency of the City of Los Angeles.

(H) The Department of Transportation.

(I) The Department of Parks and Recreation.

(2) “Emergency shelters” mean shelters, during a declaration of a shelter crisis described in Section 8698.2 of the Government Code, that meet the definition of low barrier navigation center set forth in Section 65660 of the Government Code and meet the requirements of Section 65662 of the Government Code, that is located in either a mixed-use or nonresidential zone permitting multifamily uses or infill site, and that is funded, in whole or in part, by any of the following:

(A) The Homeless Emergency Aid program established pursuant to Section 50211 of the Health and Safety Code.

(B) The Homeless Housing, Assistance, and Prevention program established pursuant to Section 50217 of the Health and Safety Code.

(C) Measure H sales tax proceeds approved by the voters on the March 7, 2017, special election in the County of Los Angeles.

(D) General bond obligations issued pursuant to Proposition HHH, approved by the voters of the City of Los Angeles at the November 8, 2016, statewide general election.

(3) “Supportive housing” means supportive housing, as defined in Section 50675.14 of the Health and Safety Code, that meets the eligibility requirements of Article 11 (commencing with Section 65650) of Chapter 3 of Division 1 of Title 7 of the Government Code or the eligibility requirements for qualified supportive housing or qualified permanent supportive housing set forth in Ordinance No. 185,489 or 185,492, and is funded, in whole or in part, by any of the following:

(A) The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code).

(B) The Building Homes and Jobs Trust Fund established pursuant to Section 50470 of the Health and Safety Code.

(C) Measure H sales tax proceeds approved by the voters on the March 7, 2017, special election in the County of Los Angeles.

(D) General bond obligations issued pursuant to Proposition HHH, approved by the voters of the City of Los Angeles at the November 8, 2016, statewide general election.

(E) The City of Los Angeles Housing Impact Trust Fund.

(b) (1) This division does not apply to any activity approved by or carried out by the City of Los Angeles in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles.

(2) This division does not apply to any action taken by an eligible public agency to lease, convey, or encumber land owned by that agency, or to any action taken by an eligible public agency to facilitate the lease, conveyance, or encumbrance of land owned by that agency, or to any action taken by an eligible public agency in providing financial assistance, in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles.
(3) This division does not apply to the adoption of Ordinance Nos. 185,489 and 185,492 by the City of Los Angeles in 2018.

(c) If a lead agency determines that an activity is not subject to this division pursuant to paragraph (1) or (2) of subdivision (b) and determines to approve or carry out the activity, the lead agency shall file a notice of exemption with the Office of Planning and Research and the county clerk in the manner specified in subdivisions (b) and (c) of Section 21108 or subdivisions (b) and (c) of Section 21152.

(d) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 3. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique circumstances faced by the City of Los Angeles.

SEC. 4. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

SEC. 5. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

To address the unique circumstances faced by the City of Los Angeles by developing emergency shelters and supportive housing in an expeditious manner, it is necessary for this measure to take effect immediately.
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

October 16, 2019

TO: Interested Parties
Department of City Planning Staff

FROM: Kevin J. Keller, AICP
Executive Officer
Department of City Planning

SUBJECT: IMPLEMENTATION OF AB 1197 – CEQA EXEMPTION FOR SUPPORTIVE HOUSING AND EMERGENCY SHELTERS

On September 26, 2019, Governor Newsom signed AB 1197 (Santiago), which went into effect upon signature and will remain in effect until January 1, 2025. The bill established a new Section 21080.27 of the California Public Resources Code (PRC) to exempt from the requirements of the California Environmental Quality Act (CEQA) certain activities and actions that are approved or carried out by the City of Los Angeles related to the provision of emergency shelters and supportive housing.

Specifically, the bill creates a CEQA exemption for three types of activities related to emergency shelters and supportive housing, including: (1) any activity approved by or carried out by the City of Los Angeles “in furtherance of providing emergency shelters or supportive housing” in the City; (2) any action taken by an eligible public agency to lease land owned by the agency or provide financial assistance “in furtherance of providing emergency shelters or supportive housing” in the City; and (3) the adoption of the City’s Permanent Supportive Housing Ordinance (No. 185,492) and Interim Motel Conversion Ordinance (No. 185,489) in 2018.

Please refer to California Public Resources Code Section 21080.27 for additional guidance.

Definitions

Emergency Shelter

An emergency shelter is defined for the purposes of this bill as, during a declaration of a shelter crisis described in Government Code Section 8698.2, any shelter that meets all of the following requirements:

1. The shelter meets the definition of a Low Barrier Navigation Center set forth in Government Code Section 65660; and

2. The shelter meets the requirements of Government Code Section 65662; and
3. The shelter is located in either a mixed-use or nonresidential zone permitting multifamily uses,\(^1\) or infill site;\(^2\) and

4. The shelter is funded, in whole or in part, by any of the following:
   a. The Homeless Emergency Aid program (Health and Safety Code Section 50211); or
   b. The Homeless Housing, Assistance, and Prevention (HEAP) program (Health and Safety Code Section 50217); or
   c. County of Los Angeles Measure H funds; or
   d. City of Los Angeles Measure HHH funds.

The City of Los Angeles is currently operating under a declared shelter crisis pursuant to Government Code Section 8698.2 (CF 15-1138-S33).

For the purposes of determining whether an emergency shelter is funded, in whole or in part, by one of the applicable funding sources, an approved letter of commitment from the applicable funding agency or an official record of final City Council action to issue funds will be required prior to determination of the exemption.

Supportive Housing

Supportive housing is defined for the purposes of this bill as housing with no limit on length of stay, that is occupied by persons, including persons with disabilities, and families who are homeless or who are homeless youth, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Such supportive housing development must additionally meet the following two requirements:

1. The supportive housing development meets the eligibility requirements of any of the following:
   a. Government Code Section 65650 (AB 2162); or
   b. An Interim Motel Housing Project pursuant to Los Angeles Municipal Code (LAMC) Section 14.00 A.12; or
   c. Qualified Permanent Supportive Housing pursuant to LAMC Section 14.00 A.13; and

2. The supportive housing development is funded, in whole or in part, by any of the following:
   a. The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or

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\(^1\) For the purposes of determining whether a shelter is located in a mixed-use or nonresidential zone permitting multifamily uses, the following zones may be eligible: RAS3, RAS4, CR, C1, C1.5, C2, C4, C5, CM, and HI. Additionally, the PF zone may be eligible if the site is adjoining a zone that allows for mixed uses or a nonresidential zone permitting multifamily uses. Various Specific Plan zone designations may also be eligible; however, additional review may be necessary on a case-by-case basis to determine eligibility of sites with Specific Plan zone designations.

\(^2\) A site may be considered an “infill site” if it meets the definition provided in PRC Sections 21061.3 and 21072, meaning that the site either: (1) was previously developed for a “qualified urban use,” which includes most non-industrial uses; or (2) is adjacent to parcels that are developed with a “qualified urban use” (or at least 75 percent of the perimeter adjoins parcels that are so developed, and the remaining 25 percent were previously developed with a “qualified urban use”), and none of the parcels on the site had been created within the past 10 years except through a redevelopment agency plan. This definition is likely generally applicable to most non-industrial sites within the City of Los Angeles. Any industrial-zoned or industrial-zone-adjacent sites should be carefully evaluated to determine whether the site and/or adjacent sites are or were “developed with qualified urban uses,” or whether they are instead developed with potentially non-qualifying “industrial” uses.
b. The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or

c. County of Los Angeles Measure H funds; or

d. City of Los Angeles Measure HHH funds; or

e. The City of Los Angeles Housing Impact Trust Fund.

For the purposes of determining whether a supportive housing development is funded, in whole
or in part, by one of the applicable funding sources, an approved letter of funding commitment
from the applicable funding agency will be required of the applicant as part of the application for
the exemption. Such letter must indicate that the project has been awarded funds from one of
the five above-listed funding sources. Prior to issuance of a building permit, the Department of
City Planning (DCP) will confirm that the project has received clearance from the Housing and
Community Investment Department (HCIDLA), or other funding agency, as applicable, to ensure
that the project continues to meet the eligibility criteria (i.e. that the award of funds has not been
rescinded).

**Activities Eligible for New Statutory Exemption (PRC Section 21080.27(b)(1))**

Any activity that is carried out by the City of Los Angeles in order to provide emergency shelters
or supportive housing that meet the definitions set forth above would qualify for the CEQA
exemption provided in PRC Section 21080.27(b)(1). This exemption would include, but is not
limited to, approval of discretionary planning entitlements, haul routes, and/or funding decisions.

The CEQA exemption encompasses the approval of planning entitlements that solely enable the
proposed emergency shelter or supportive housing use, including but not limited to any
necessary Zone Change, General Plan Amendment, Conditional Use Permit, or other required
land use action that results in a project that meets the requirements discussed above. In such
cases, the Letter of Determination (LOD) issued by DCP should include a project description
which specifies that the use is limited to a qualifying emergency shelter or supportive housing
development as defined by the bill. The CEQA findings included in the LOD should specify how
the project qualifies for the exemption, and the LOD should also include the condition that the
project must receive clearance by HCIDLA, or other applicable funding agency, to confirm the
qualifying funding source prior to issuance of a building permit.

**Procedures**

Applicants for emergency shelter and supportive housing projects that are eligible for the CEQA
exemption in PRC Section 21080.27 should file a Notice of Exemption with the Office of Planning
and Research (OPR) and the Los Angeles County Clerk pursuant to the procedures set forth in
PRC 21108 or PRC Section 21152. The Notice of Exemption should include a written justification
supporting how the project qualifies as an “emergency shelter” or “supportive housing” under
21080.27(a).

For emergency shelter and supportive housing projects that are currently pending review of a
discretionary planning entitlement, applicants are advised to consult with their assigned
Department of City Planning project planner to evaluate the applicability of this CEQA exemption.

**More Information**

For more information, please contact Cally Hardy in the Department of City Planning at
cally.hardy@lacity.org or (213) 978-1643.
Watts Works: Supportive Housing Development
Supportive Services Plan
Describe the target population(s) and how the project will address the needs of the target population(s). Include demographic data.

The target population is homeless and chronically homeless individuals. The 25-unit project will dedicate 24 units to homeless households, in addition to the manager’s unit. Of the 24 PSH units, 6 will serve homeless individuals, 6 will serve chronically homeless individuals, 6 will serve homeless individuals with mental illness, and 6 will serve chronically homeless individuals with mental illness.

The residents of the project will receive intensive services they require, especially in the areas of mental health, substance abuse, health care. These individuals are those who are most likely to die on the streets without intervention. Supportive services will be provided The People Concern as the primary service provider. The agency will administer intensive services including case management, mental health services, crisis intervention, individual therapy, rehabilitation and therapeutic groups, substance abuse services, and referrals to other services, if appropriate. All services will be voluntary.

If not already required, should a coordinated entry system (CES) be established for the target population in the geographic area of the project, would you participate?

The project will use CES.

If the project is not using a CES, describe the resident selection process you will use, including how the referral process will ensure that applicants are being matched to the appropriate housing intervention based on their barriers and needs. Ensure that this process is consistent with any description of resident selection contained in the property management plan.

The project will use CES.

Provide a detailed description of each on-site service to be provided for the residents by the lead service provider and partnering agencies, as listed in H.2, Service Delivery Chart. Merely stating that tenants will be referred is not an adequate description of your plans to provide the service.

- Life Skills Education: The People Concern staff will provide comprehensive services including money management and socialization. Tenants will be provided the necessary life skills needed to pay rent on time, be a good neighbor, and provide proper care for their unit, which are the
common requirements for all rental housing and increases chances of successful tenancy.

- **Case management**: Both prior to and after placement, tenants are assessed at regular intervals for their level of care needs using various psychosocial assessment tools. These assessments will determine the frequency of visits each tenant will need as well as provide baseline data to monitor stability. Tenants that are initially placed into permanent housing may need to be visited three to four times a week by their case manager. As clients become more stable, the frequency of visits may decrease if appropriate. In order to keep tenants housed who remain high acuity, case management services will remain intensive. In addition to helping clients with day-to-day needs and providing linkages to other forms of care, Case Managers will help with logistical challenges such as security deposits, furnishings, and assistance with move in funds.

- **Individualized Service Plan**: Case Managers will work with clients to assess which services will benefit the resident and to recommend participation. Case managers will help each resident set goals specific to their situation, making them aware of all that is available to them and creating a plan to achieve those goals. Each participant will agree to receive supportive services based on their individualized service needs as outlined in individualized service plans; in this way, tenants can remain successful in housing.

- **Mental Health Care**: Comprehensive mental health care is provided through The People Concern’s onsite clinician. These individuals conduct assessments to all clients and provide individual psychotherapy when necessary. A number of wellness groups on specific topics are facilitated on-site. The People Concern mental staff are available for crisis intervention, as well as consultation around client issues to non-clinical staff of the program. In the first weeks and months after a client moves into permanent housing, they benefit from increased contact with the case manager, clinician, and other care providers through home visits in an effort to provide adequate assistance needed to make the transition to more independence.

- **Substance Use Services**: The People Concern employs a Harm Reduction approach for clients living with substance addiction, wherein the agency continues to work with clients while assisting them to receive treatment. The People Concern’s Wellness Program provides an array of groups and workshops designed to give clients the skills they need to begin to look at their substance addiction, and over time, to begin steps toward decreasing their substance use. Referrals to residential treatment facilities are available when necessary.

- **Housing Outplacement**: The People Concern will research and provide linkages and advocacy for potential outplacements should they become an appropriate alternative for a resident because they either require a higher level of care (i.e., residential treatment facility or hospital)
or because permanent supportive housing is no longer required (i.e., other affordable housing or market rate housing more attractive to or more suitable for the individual becomes available). Such considerations will be a part of routine case management.

- **Medication Management:** Case Managers are trained to provide assistance with maintaining medication regimen and will coordinate with medical team to ensure a stable routine, as well as ensuring the patient understands the importance of their medication and any side effects.

- **Peer Advocate Services:** The People Concern uses peer support to enhance services and more effectively engage the tenants within specific programs. The People Concern has a strong commitment to support positive peer influences. Visits from alumni may be part of the monthly programming coordinated by the Resident Service Coordinator. Peer support is necessary as shared experiences and understanding provide individuals with support and advocacy.

- **Benefits Assistance:** Each resident will be assessed for an eligibility for benefits which they may not yet be receiving. Tenants are re-assessed regularly for eligibility in benefits programs. All potentially eligible tenants receive hands on assistance with enrollment, such as obtaining and compiling documents, and with transportation to appointments as needed.

- **Social and Recreational Activities:** All housed participants are strongly encouraged to attend monthly community meetings where speakers present on a variety of tenant education topics. To encourage participation, raffles are also held for household items. In addition to the community meetings, case managers work to fully integrate tenants into the communities for which they are now housed by providing linkages to meaningful productive activities within their areas. The People Concern also leverages its large volunteer network for groups to facilitate activities such as bingo and barbecues on-site.

- **Attendant care:** The People Concern will work with In Home Supportive Services (IHSS) so that residents who may need it can get appropriate care and remain in their own homes. As a part of Case Management, the agency links residents with higher levels of care such as this when necessary.

- **Representative Payee -** The People Concern will provide a .2 FTE representative payee on-site. The People Concern has extensive experience acting in this role, including both interfacing with the Social Security Administration and in helping high acuity clients to manage their money effectively.

Provide a detailed description of each off-site service to be provided for the residents by the partnering agencies, as listed in H.2, Service Delivery Chart. Include enough information to
allow assessment of adequacy of the service, including either staffing detail (job titles, staff experience levels, and FTE), or a statement of the total dollar value of the service and the expected number of tenants receiving the service per year. Merely stating that tenants will be referred is not an adequate description of your plans to provide the service.

N/A

Describe how the services will be culturally-specific and linguistically appropriate.

The People Concern staff receive training on cultural competencies, including an understanding of how cultural differences impact tenant care, and ways in which services can be adapted to meet cultural needs. Additionally, they are trained in diversity, interpersonal skills, conflict resolution, and effective cross-cultural communication. Agency staff are also skilled at using people-first language, including harm reduction language (not referring to the tenants by their disability), styles of verbal communication, written communication, and non-verbal communication. Case Managers and others work to identify translation services as needed, including by facilitating communication between the property manager and the non-English speaking tenants. The People Concern provides supportive services in permanent supportive housing to over 1,000 individuals throughout Los Angeles County and serves persons from diverse cultural backgrounds. 20% of The People Concern staff were formerly homeless or in recovery themselves, and a large portion are bilingual. To foster understanding and promote diversity, staff also plan to hold various cultural events for tenants throughout the year.

Describe the role(s) of the Resident Service Coordinator and/or case managers and explain how on-site service provision will be coordinated.

The People Concern staff provide intensive case management services to each tenant. This includes the development of a relationship for staff and tenant to work towards resolutions of any challenges or barriers that may prevent stability in housing. The People Concern staff take both a Harm Reduction approach along with a "whatever it takes" approach to supportive services. The long term goal of case management services is to enable tenants to become as stable and independent in housing as possible. The case manager will conduct a psychosocial assessment to determine areas of greatest need as well as strengths. This includes help with activities of daily living, mental health needs, self-management of symptoms, substance use issues, primary medical care needs, educational and employment goals, benefits establishment, and planning leisure activities. The case manager takes an active role in ensuring the client is successful in accessing services in each of these areas, interfacing with other on-site staff or facilitating transportation to off-site services. Also, the case manager will ensure linkage to
appropriate referrals including but not limited to mental health and substance abuse services, parenting skills training, and family reunification support if appropriate.

The role of the Resident Service Coordinator will be to focus on developing a sense of community in the building by coordinating community meetings and other activities, creating monthly calendars, and marketing and communicating information and activates. The Resident Services Coordinator will also function in the role of liaison between property management and the case manager. Bi-weekly coordination meetings will be organized by the Resident Services Coordinator to ensure collaboration. The The People Concern case manager will also outreach to local medical and mental health centers to generate a relationship to become familiar with their processes should an emergency occur. Case managers will carry out policies related to drug and alcohol use, protecting confidentiality, crisis management (including instances of violence), harm reduction, and grievances.

Describe how individualized client service plans will be developed with residents. Describe any differences in how individualized client service plans will be developed by target population. Describe how assessment instruments and/or individualized service plan instruments will facilitate outcomes monitoring.

At time of lease up, tenants will meet with the onsite case manager within 24-72 hours. During this meeting, the case manager will work with the tenant to complete an Initial Assessment and develop an Individualized Service Plan. Through this process the case manager will assist tenants in identifying their individual priority needs such as medical care, mental health care, stable income, education/vocational training, independent living skills, and other supportive services. Case Managers will meet frequently with each tenant to address any barriers to stable housing and document progress. Some tenants many need to be seen daily when first transitioning into housing, decreasing intensity as they increase housing stability. Individualized Service Plans will be updated quarterly in order to ensure that the tenant is participating in goal setting and that the goals are being achieved. Residential services meetings will take place bi-weekly in order that case managers receive input from other residential staff regarding progress and/or areas of concern. During these meeting, staff will look at updated assessment data as well as milestones achieved from stated goals in order to determine outcomes and identify when additional services are indicated.

All tenants of the building will be from the same target population, and will thus have the same process of developing their individualized service plans.

For both on-site and off-site services, explain the referral process.
The People Concern staff will have offices conveniently located on site at this project, and will have posted office hours. After initial assessment, the staff member will determine if an appropriate service is offered onsite or offsite. For onsite services, the tenant will be linked immediately and given an appointment time during the next opportunity for that service. Because services will be provided on site, tenants will have quick and easy access to these referrals.

If an offsite service seems more appropriate, the staff member will connect the tenant with local or partner agencies, initiating the communication as well as assisting in planning transportation. If available, tenants may access bus passes for trips related to health or job seeking. In addition to public transportation, when necessary the case manager is also available to transport them to any available services that are held off-site. Case managers may determine that a warm hand off is necessary to ensure the tenant accesses the services. In these cases, case managers will accompany the tenant to off-site appointments.

For both on-site and off-site services, state the available hours of services.

The People Concern will provide three Case Managers, are full-time employees who will be onsite 40 hours per week. The People Concern will also have a full-time employee on site 40 hours per week in the role of Residential Services Coordinator. These staff will work Monday through Friday with some evening hours when necessary in order to accommodate tenants that may be employed. These hours may also fluctuate depending on the events and schedules of residents. Supportive services coordinated by the Case Manager can be scheduled on demand as well as through appointment. Many special events will take place, including holiday celebrations, and community building activities. Case Managers will also help tenants schedule appointment to offsite providers, arranging transportation when necessary and ensuring easy access, adjusting their own schedule if necessary. All services will be available predominately during regular business hours.

In addition, staff will be available 24/7 for crisis intervention. A designated line will be established to reach an on-call crisis intervention staff member for afterhours emergencies.

For off-site services, describe transportation plans, including who will cover the cost of transportation.

Clients will be provided with bus tokens as needed to make all scheduled appointments. The People Concern staff are available to take clients to appointment as part of their transitional
services. In addition, case managers will utilize public transportation with tenants as a means of utilizing engagement, life skill, and case management techniques with tenants to further ensure successful tenancy.

**Explain how the service provider will assist applicants and residents in making reasonable accommodation requests, both of property management and outside entities (such as housing authorities) to ensure that persons with disabilities have access to and can maintain housing.**

The People Concern staff will offer tenants help in requesting reasonable accommodations for all of its programs and services so that they are equally accessible and beneficial to individuals with disabilities. Service delivery will also keep in mind special needs such as receptive and expressive language limitations, visual and hearing limitations, reading and writing limitations and will accommodate through interpreters and Braille literature, etc. as needed.

Agency staff are skilled and experienced in providing assistance to applicants in requesting and navigating the reasonable accommodations procedure, both internally and externally, with such entities as housing authorities and property management. Staff are trained to understand the differences between property reasonable accommodations versus external reasonable accommodations. These processes are reviewed at least once per year.

**Describe policies on eviction. Explain how the lead service provider will work with property management to encourage lease compliance and prevent eviction.**

Eviction Prevention services are provided using a team approach that involves an The People Concern case manager with assistance from their supervisors. If rehabilitative services are needed out of the home during periods of crisis, staff will assess and place tenants in one of The People Concern’s respite beds, hospital, community treatment facility or rehabilitation center until stability is regained. During this time, tenants will be provided assistance with paying their rent to retain their housing while addressing their medical, substance abuse, physical or mental health issue. Landlord/tenant mediation will be provided as well. Should relocation be warranted, participants who wish to move out of the jurisdiction will be assisted by obtaining an alternative housing plan to connect tenants with housing and supportive services in the area of relocation. Evictions will only be initiated as a last resort where there is documented evidence of a serious lease violation. The People Concern staff will work collaboratively with property management staff to be sensitive to the needs of the tenants and make every effort to keep the resident in housing. At initial lease up, tenants will develop a
Watts Works (9502 Compton Avenue)  
The People Concern / Daylight Community Development / Decro Corporation  
Supportive Service Plan  

housing retention plan as part of their individualized service plans, and will work with The People Concern case management staff to update this plan quarterly. In the event that a behavioral or health and safety violation occurs, a behavioral contract and improvement plan will be tailored to encourage positive engagement and prevent future infractions, and will be coordinated with the resident, their case manager, the property manager. For cases of nonpayment of rent, The People Concern staff will assist tenants to work with property management to resolve the issue, and will have the option to agree to a rent payment program as well as enrolling in a money management program if late payment of rent becomes a pattern. The People Concern staff can also refer residents to services agencies who may provide assistance.

Describe your plan to fill any uncommitted service gap and any service gap that occurs during the life of the project due to expiration of grants, withdrawal of a partner, cancellation of a commitment, or any other reason. Describe your past experience filling service gaps at projects similar to the proposed project.

In the event that this project experiences any service gaps, The People Concern will leverage funding from multiple public and private funding sources to provide funding for ongoing supportive services. These funding sources include Los Angeles County Department of Mental Health, the Substance Abuse and Mental Health Services Administration and multiple private foundations.

Indicate and justify the staff-to-resident ratio(s) for each target population for the first year of the building’s operation. For mixed population projects, also identify which staff positions will work with each target population, and explain any differences in staff-to-tenant ratios. This response should correspond with the organizational chart and job descriptions required in Sections H.2, the H.3 Staffing Chart, and the H.4 Budget.

One full time Housing Case Managers will be dedicated to this building and will provide intensive case management services to the special needs population tenants. This ratio is standard practice to allow the residents to receive the support needed to remain stability housed.

Describe how the services staff will outreach to applicants and residents to engage them in services. For mixed population projects, describe any differences in outreach strategies for the target populations.
The People Concern utilizes the Assertive Community Treatment, or ACT model of early engagement. ACT provides emotional and practical support during the critical time of transition from street to home and strengthens the individual’s long-term ties to services, family and friends. Transitioning to a new apartment and possibly a new community can be difficult to navigate when systems of care are fragmented and resources scarce. Regardless of population, The People Concern staff is trained to utilize a strength-based approach to assessing the tenant’s established supports and resiliencies and build upon those foundations. The People Concern staff prioritizes early engagement by assisting the tenant with the difficult task of collection documentation, completing applications and attending appointments.

The services staff is trained in Harm Reduction principles and utilizes the Stages of Change model and Motivational Interviewing to respect tenant choice and elicit change. Our Harm Reduction work focuses on decreasing the harmful consequences of problematic use and works to address problematic use from a trauma-focused or health-focused perspective. The The People Concern services team strives to bolster the tenant’s internal and external resources and address the underlying issues regarding the use rather than focusing on the use itself. Additionally, our harm reduction strategies extend beyond substance use, and are applied to other areas such as mental health, medication compliance, money management and hoarding.

Describe the mechanisms by which the lead service provider and property management will facilitate resident participation in decision-making with regards to building operations.

Tenants will be engaged in discussions regarding building operations during monthly community meetings. A suggestion box will also be placed in a community space enabling tenants to make comments and suggestion ways to improve the space in which they live. During these regular monthly meetings, building staff will listen to tenants and address any suggestions or concerns. If building operation changes need to take place, building staff will first present changes to tenants and gather input.

Describe the mechanisms by which the lead service provider will facilitate resident participation in decision-making with regards to service delivery.

Tenants will be engaged in discussions regarding service delivery during monthly community meetings. A suggestion box will also be placed in a community space enabling tenants to make comments and suggestion ways to improve the services. During these regular monthly meetings, staff will listen to tenants and address any suggestions or concerns. If service delivery changes are being planned, staff will first present changes to tenants and gather input. In addition, tenants will be made aware of grievance process at time of intake. The updating of
individualized service plans on a quarterly basis will also present as an additional opportunity for staff to obtain tenant participation in service delivery.

Describe residents’ opportunities for social interactions to foster social cohesion within the building. Describe how the project’s physical space will support provision of services and social cohesion. For mixed population projects, describe plans to facilitate interaction among the different target population groups to build a unified community.

Social and educational programs will be developed and implemented by tenants, staff, and volunteers to foster community within the development and help tenants become comfortable with the service staff. On-site activities may include movie nights, game nights, reading groups and book clubs, spiritual groups, holiday celebrations, arts and crafts, field trips, cooking classes and nutrition counseling, AA/NA style meetings, and a monthly tenant community meeting. The communal space in the building will help facilitate this programming. A monthly activities calendar will be posted in a common area at the beginning of each month by the Resident Service Coordinator. Activities will be open to all populations in the building to help build cohesion. If tenants desire specialty activities, these will be considered – for example, parenting classes. As services are planned and delivered, The People Concern staff will take into account the resources that are available in the larger community and assist tenants in re-integrating back in the community. Tenants will be informed about, and encouraged to participate in, community events and services that are offered locally, in nearby recreational centers, parks, libraries, schools, colleges, health centers and community centers. Notices concerning special events in the neighborhood will be posted in prominent places on community bulletin boards so tenants can inform themselves and take advantage of local opportunities. At the time of move in, tenants will be made aware of what services, businesses, or activities are available in their new community.

The Home for Good Standards of Excellence must be adopted for all Special Needs tenants. Do you also agree to also adopt the Home for Good Standards of Excellence for all tenants in the proposed project?

Yes

If this proposal is for Mixed Population and Home for Good Standards of Excellence for all tenants are not being used, what measurable outcome(s) do you propose to use to evaluate Housing Stability for the non-Special Needs tenants? The outcomes must be at least as rigorous as the Home for Good Standards of Excellence for Housing Stability.
The proposal is not for a Mixed Population project, the Home for Good Standards of Excellence will be used for all tenants.

If this proposal is for Mixed Population and Home for Good Standards of Excellence for all tenants are not being used, what measurable outcome(s) do you propose to use to evaluate Tenant Satisfaction for the non-Special Needs tenants? (Must be at least as rigorous as the Home for Good Standards of Excellence for Tenant Satisfaction)

The People Concern will use the Home for Good Standards of Excellence approved Tenant Satisfaction survey. Results of the survey will be key in helping staff understand what services or program design change need to be made in order to improve tenant care.

What additional measurable outcome(s) do you propose beyond the Home for Good Standards of Excellence for permanent supportive housing? (Optional)

N/A

Describe your method for collecting and evaluating the measurable outcomes data. Who will collect and how? Who will evaluate? What systems (such as HMIS) will you employ?

The People Concern will use an information systems as required by funders, including an HMIS database to track tenant service and engagement, as well as to evaluate and measure outcomes data. Service systems to be tracked in HMIS include physical health, mental health, substance use, legal, education, employment, on-site social/recreational, and case management. Case managers will have read and write access to the system to document services provided and access client history. Project managers and directors across the agency access the system to monitor data quality and accuracy. The Director of Compliance and Evaluation provides an additional level of monitoring, technical assistance, and training to ensure data quality and the meeting of outputs and outcomes.

The tracking data will include frequency and timing of service. The data will be collected from referring service providers, and recorded, compiled and analyzed by The People Concern staff in order to monitor tenant progress toward their goals. Service utilization data of the tenants will be mapped against desired outcomes to determine progress and make mid-course changes in services as needed. Service utilization data may be shared (while respecting tenants’ anonymity and confidentiality) with appropriate external researchers in connection with ongoing efforts to measure the cost-effectiveness of supportive housing.
Describe the type of Green Education to be offered to residents and the ways that residents will be made aware about the project’s green building elements, the importance of resource conservation, and healthy living alternatives. Include in the description any linkages with ecological organizations, how residents will be engaged in these workshops, and how they will be tailored to the target population(s).

Property management staff and the Resident Services Coordinator (RSC) will host events for all residents to inform them of the building’s green features, the importance of resource conservation, and to help them save money and support environmental sustainability. Topics include green cleaning products, recycling, healthy meals, healthy living choices, and utilities use. These events will include workshops with hands-on demonstrations related to these topics. The RSC will engage with residents regularly on these topics. They will also explore relationships with local environmental organizations. Residents will have easy access to recycling. Residents with special needs may request a training that meets their individualized needs.

Describe the mechanisms that will be used to provide residents with interactive orientations to the use of all different modes of public transportation to access resources in the entire region. Explain how these orientations will be tailored to the target population(s).

The People Concern staff will provide interactive orientations on how to use public transportation including how to access trips and fare estimating information on the internet for all modes of transportation. Staff will also focus on the types of transportation resources available in the immediate vicinity, as well as in the entire region. Transportation updates will be provided during community meetings in order that tenants remain fully informed. Individual case management meetings will also be used to address unique transportation situations, or to further help residents with planning. For those residents who are agile, bike riding will be taught and encouraged.
October 22, 2018

Neighborhood Works
6505 La Mirada Ave
Los Angeles, CA 90038

**Letter of commitment to serve as lead supportive services provider for the Watts Works, located at 9502 Compton Ave, Los Angeles, CA 90002**

The People Concern (OPCC and Lamp Community United) is pleased to provide this letter of commitment to serve as the lead supportive services provider for the Watts Works. We have provided the services in question to the target population for more than 24 months.

We bring to this partnership a commitment to serving those who are chronically homeless or homeless with disabilities and mental illness; credibility as a homeless services provider across Los Angeles County for the past 55 years; and cooperative relationships with a range of health, substance use recovery, education, legal and peer organizations, including contracts with the Department of Health Services and the Department of Mental Health. The agency is an approved Intensive Case Management Services provider. The People Concern specializes in serving clients with co-occurring disorders, and over 90% of the clients we serve or place in housing have a mental illness.

Our supportive services will help those who are homeless or chronically homeless, including those with mental illness. We have capacity to serve the residents of the 25 special needs units at Watts Works. These services will be available on-site during regular weekday business hours, approximately 8am-5pm, with accommodations made for residents as needed. The People Concern maintains on-call crisis management staff for after-hours emergencies. These services are valued at $135,000 per year.

**Supportive Services**

Specifically, The People Concern will directly provide:

1) **Intensive case management with personal service planning**, through which we will assist the residents in developing and actualizing individualized service plans. Case managers will facilitate social and recreational activities and coordinate all other services. Where necessary, this will include end of life counseling.
2) Benefits counseling and advocacy, with a focus on helping program participants obtain all government benefits to which they are entitled.

3) Mental health assessment and counseling by offering mental health counseling with linkages to The People Concern’s mental health services.

4) Physical health care- The People Concern case managers will facilitate access to physical health care services, by working with the client to ensure linkages to partner health services.

5) Substance abuse services including counseling, relapse prevention and support groups. The People Concern case managers will facilitate access to substance abuse centers acceptable to the client.

6) Linkage to services such as out-placement for residents needing a different or more appropriate level of care, such as to the Department of Public Social Service’s In-Home Supportive Service or other attendant care, as needed.

7) Representative payee/money management services as needed by any of the residents in the project; our organization is authorized by the Social Security Administration to be a representative payee.

8) Peer support and advocacy used to enhance services and more effectively engage the tenants.

9) Legal assistance services will be provided to tenants on an as needed basis. The People Concern case managers will refer tenants to legal service providers as necessary.

10) Medication management services including working with client’s physical care providers to understand the scope of medication required and encouraging client to take medication as prescribed.

11) Transportation to help individuals access needed resources. This is an important service to help those who may have no means of getting to the care they need. This includes staff directly providing transportation as well as helping individuals develop skills to use public transportation.

12) Employment services including resume and job search workshops. The People Concern case managers will facilitate linkages to off-site employment training services.

13) Life skills training will involve one-to-one training in skills such as financial literacy, housing maintenance, nutrition, shopping, cooking and laundry to help them be successful in their housing placements.

14) Green education will include meetings describing the building’s green features, as well as other ways to be healthy and environmentally conscious.

15) Social activities including community meetings and recreational activities in the building to build community integration among tenants.

Our services are built on core values of client choice and personal service and stability plans to empower clients to become equal and active partners in identifying and reaching housing and service goals.

The term of this agreement shall be for one (1) year from the date services commence and shall automatically renew for successive one (1)-year terms unless either party provides written notice to the other party no less
than 30 days prior to the expiration of the applicable term that such party elects, in its sole discretion, not to renew this Contract.

This service provision is contingent upon receipt of funds from the Los Angeles County Department of Health Services to pay for the salaries and benefits of staff, as well as other costs for service provision.

The People Concern has a long history of working with top affordable housing developers to offer attractive, affordable housing paired with recovery-focused supportive services that give individuals homes and opportunities to live independently in the community.

We look forward to partnering with you on this project.

Sincerely,

[Signature]

John Maceri
Chief Executive Officer
August 8, 2019

Watts PSH, LLC
3431 Wesley Avenue F
Culver City, CA 90232
Attn: Ted Handel
Email: thandel@decro.org

Re: Watts Works
9502 S. Compton Avenue
Los Angeles, CA 90002

Dear Mr. Handel:

The above referenced project was previously funded a Proposition HHH Permanent Supportive Housing Loan Program (HHH) commitment in an amount not to exceed Two Million Five Hundred Thousand Dollars ($2,500,000), for a total of twenty six (26) units. The HHH funding commitment was approved by the Los Angeles City Council under Council File #17-0090-S8.

This letter supersedes the original commitment letter issued by HCIDLA on March 19, 2019 and shall serve as evidence of a revised funding commitment from the Proposition HHH Permanent Supportive Housing Loan Program in an amount not to exceed exceed Two Million Four Hundred Thousand Dollars ($2,400,000) in support of the above-referenced project, for a total of twenty five (25) units. The HCIDLA Commitment is subject to the following terms and conditions, which include, but are not limited to, the items below. You will be informed of any due diligence issues requiring resolution prior to the execution of the HCIDLA loan agreement.

AMOUNT: $2,400,000

LOAN TYPE: Residual Receipts

LOAN TERM: Fifty-five (55) years from the date of recordation of the City Deed of Trust

REGULATORY TERM: Fifty-five (55) years from the date of Project Completion

RATE: Three percent (3%) simple interest
EXPIRATION OF HCIDLA COMMITMENT: The HCIDLA and Watts PSH, LLC will cooperate on required Loan documentation and subsequent funding of the Loan after acceptance hereof. Notwithstanding the foregoing, this Commitment will expire two (2) years from March 19, 2019.

COMPLIANCE: Any outstanding compliance issues, monetary and/or non-monetary, must be resolved with HCIDLA’s Asset Management Division prior to moving forward with subsequent phases of financing and development that require HCIDLA’s support. The Proposition HHH Regulations, Policies and Procedures reference HCIDLA’s Business Policy in Section 2.19 and speaks to the background check process.

ACCEPTANCE OF HCIDLA COMMITMENT: Watts PSH, LLC’s acceptance of this commitment shall be evidenced by signing and delivering to HCIDLA the enclosed copy of this letter no later than August 15, 2019. Until receipt of such written acceptance by HCIDLA, HCIDLA will have no liability hereunder. Please email your signed acceptance of this commitment to Timothy Elliott at Timothy.Elliott@lacity.org.

Should you have any questions, please contact Mr. Timothy Elliott, Development and Finance Division, at (213) 808-8596.

Sincerely,

SEAN L. SPEAR
Assistant General Manager
Housing Development Bureau
BORROWER ACKNOWLEDGEMENT

The undersigned hereby accepts the foregoing award and understands that the Lender is not obligated to close the Loan unless all of the terms and conditions outlined in the award are met. Furthermore, the undersigned understands and acknowledges that closing the Loan may take up to eight weeks following the execution of this document and the receipt of tax credit allocation.

Watts PSH, LLC
A California limited liability company
It's General Partner

By: Decro Watts LLC, a California limited liability corporation, Member and Co-Manager

By: Decro Corporation, a California nonprofit public benefit corporation, its sold member and manager

By: 

Ted M. Handel, Chief Executive Officer

Date: August 15, 2019