



Interim Motel Conversion (IMC) Ordinance

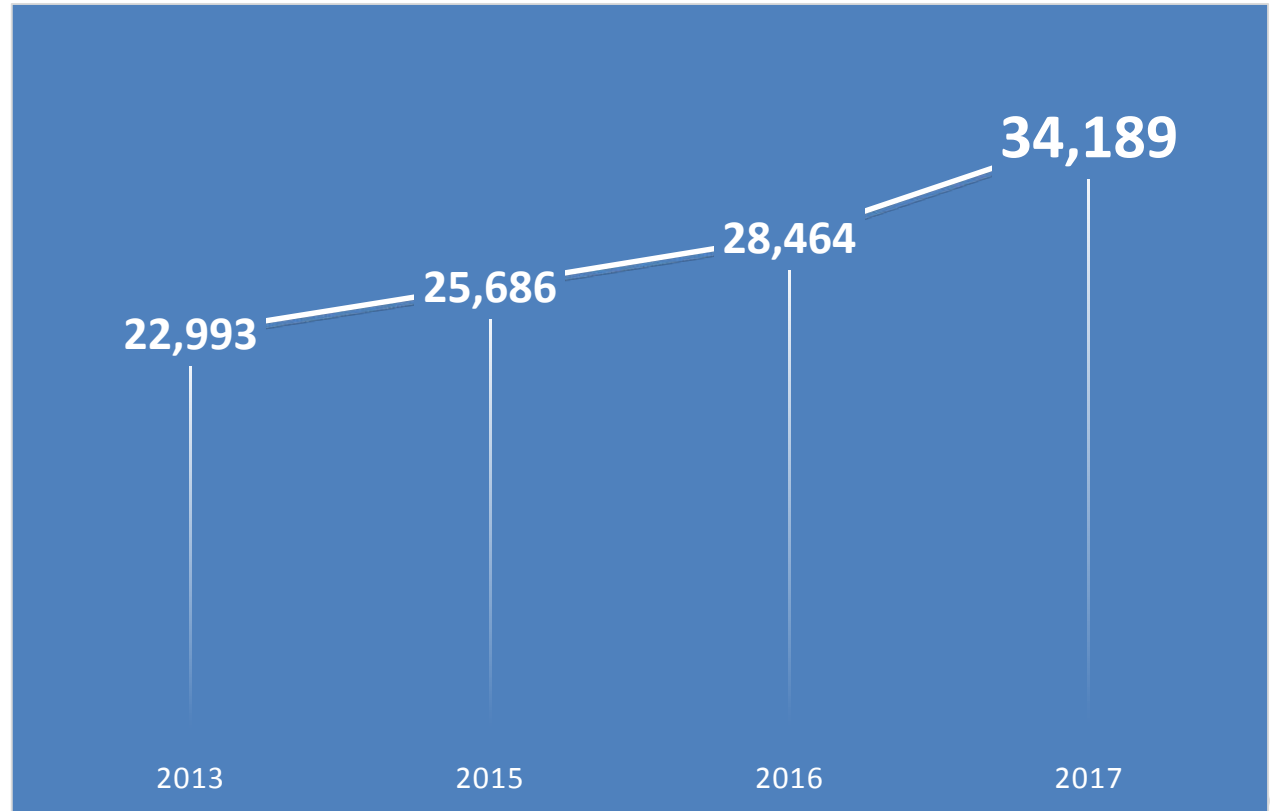
CPC-2017-3409-CA


Staff Public Hearing
September 25, 2017

Image: Step Up on Vine, provided courtesy of Step Up

Homelessness is on the rise

TOTAL HOMELESS POPULATION IN CITY OF LOS ANGELES FROM 2013-2017



 **20%**
increase in
homelessness
last year

Source: Los Angeles Homeless Services Authority, 2017 Greater Los Angeles Homeless Count



Serving the highest need



31%

of people experiencing homelessness in Los Angeles are chronically homeless.

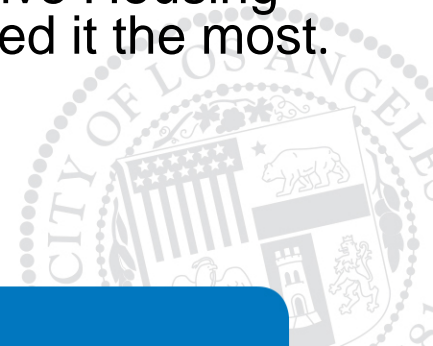


10,753

Permanent Supportive Housing helps those who need it the most.

Images provided courtesy of the Los Angeles Housing & Community Investment Department

Data Source: Los Angeles Homeless Services Authority, 2017 Greater Los Angeles Homeless Count



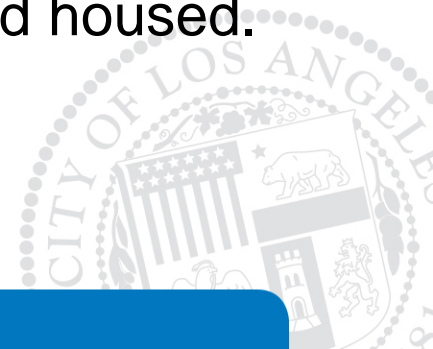
What is permanent supportive housing?

PSH is a type of housing for the formerly or chronically homeless, often the people we see living on our street.

It incorporates supportive services such as mental health treatment, addiction therapy and vocational training.



Integrating services with affordable housing provides formerly homeless individuals and families the ongoing help they need to be able to live independently and remained housed.



Measures HHH and H



- \$1.2 billion bond measure
- Funds capital costs for construction of 10,000 units of PSH over 10 years



- County-wide sales tax measure
- \$355 million annually
- Funds supportive services and rental subsidies for operation of PSH



Comprehensive Homeless Strategy

Comprehensive Homeless Strategy



Current production:

We build 300 PSH homes per year

Current need & HHH mandate:

1,000 PSH homes per year for the next 10 years



Project Timeline

		Staff Public Hearings	
Initial Outreach	Preparation of CEQA Document		
Identify Draft Ordinance Concepts	Public Comment Period		
Project Launch	Release Draft Ordinance	City Planning Commission	City Council Adoption
Spring 2017	Summer 2017	Fall 2017	Winter 2017-18

October 30, 2017

*Deadline to submit public comment to
cally.hardy@lacity.org*



Interim Motel Conversion Ordinance



- Comprehensive Homeless Strategy 7C
- Availability of funding to utilize existing high density buildings (motels/hotels) for supportive housing and transitional housing
- Address some of the barriers and promote creative and cost-effective strategies to provide housing solutions in the near-term

Images: before and after, Step Up on Vine, provided courtesy of Step Up

To be eligible, a project must:

- Maintain a contract to provide supportive housing and/or transitional housing, and associated supportive services and rental assistance
- Be linked with supportive services, which may be provided onsite or offsite



Application Process

- Public Benefit Project application (LAMC 14.00)
- If subject to the Residential Hotel Unit Conversion and Replacement ordinance (LAMC 47.70 et seq.), submit clearance to the Housing and Community Investment Department



Nonconforming Rights

- Regardless of underlying zoning, existing buildings may be used for supportive and/or transitional housing as long as a contract is maintained
- When contract expires, buildings would be required to revert to their previous motel use, or any use allowed by the zoning



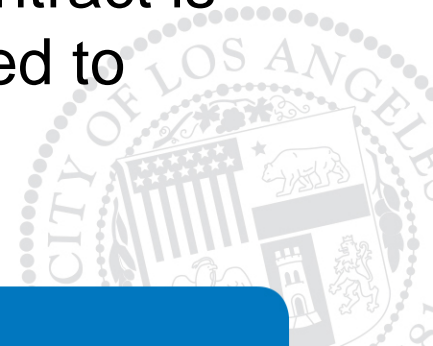
Physical Alterations

- May make minor physical alterations to the interior of the existing structure to accommodate kitchenettes and supportive service areas
- May not create additional units or expand the building's floor area, footprint, or height



Applicability of RHO and RSO

- For properties subject to the Residential Hotel Unit and Conversion Ordinance, participation in the program will not lead to an increase in the number of RHO units at the property once the contract is completed
- Projects shall be able to apply for an exemption from the City's Rent Stabilization Ordinance (RSO) so long as a contract is maintained and adhered to





Thank You

Cally Hardy

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Image: Skid Row Housing Trust New Carver Apartments