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NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
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October 16, 2017

Cally Hardy
Los Angeles City Planning Department
Cally.hardy@lacity.org

Re: PROPOSED PERMANENT SUPPORTIVE HOUSING ORDINANCE CPC – 2017-3136-CA

Thank you for the opportunity to comment on the proposed Permanent Supportive Housing Ordinance. We particularly appreciated the opportunity to attend an information session in San Pedro. We have reviewed the proposed ordinance and have the following comments:

- The ordinance need to include language and measures to prevent people from coming from out of the Los Angeles area to take advantage of this housing which is being subsidized for the residents of Los Angeles.
- Notification should be expanded to residences within 500 feet and to the Neighborhood Council in which the proposed units are located.
- The ordinance should require permanent supportive housing to be at least 1000 feet from any marijuana dispensary or liquor store.
- The ordinance talks about mandatory on-site or off-site social services. We recommend that social services be required on-site to the fullest extent possible. At a minimum case management must be provided on-site. Other services such as mental health counseling and drug abuse counseling, and job search assistance, should be on-site. We realize that some services such as job training may not lend themselves to on-site provision. Work experience should be a required service.

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- Residents should be required to participate in case management at least for a minimum length of time.
- If residents are not working and are physically able, they should be required to do a certain level of community service. This model has worked very well with recovering alcoholics at Beacon House in San Pedro.
- The ordinance should designate the Housing and Community Investment Department, or its successor, to monitor both the housing itself and the provision of services
- Language should be added to require the provision of support services the entire length of the contract (55 years) and should include penalties/remedies should this not occur.
- The ordinance should encourage contractor to provide a van and/or ride sharing vehicles.
- The ordinance should include a mechanism for releasing the 55-year covenant if the City determines that it is in their best interest to do so.
- The Planning Department should educate the public on successful models that they have studied.
- The Northwest San Pedro Neighborhood Council would oppose any change that removed the requirement that such housing be in a High Quality Transit Area.
- Language should be added regarding the upkeep of the building and grounds.
- Staff should revisit the parking requirements and include some parking for previously homeless residents particularly in light of the length of time they can reside in the units.

Thank you for your consideration of these comments. We look forward to submitting additional comments as the process moves forward.

Sincerely,



Ray Regalado, NWSPNC President
On behalf of the NW San Pedro Neighborhood Council
cc: Alison Becker, Nathan Holmes