



# Permanent Supportive Housing (PSH) Ordinance

CPC-2017-3136-CA

Staff Public Hearing  
September 25, 2017

*Image: PATH Ventures LaKretz Villas, provided courtesy of the United Way of Greater Los Angeles*

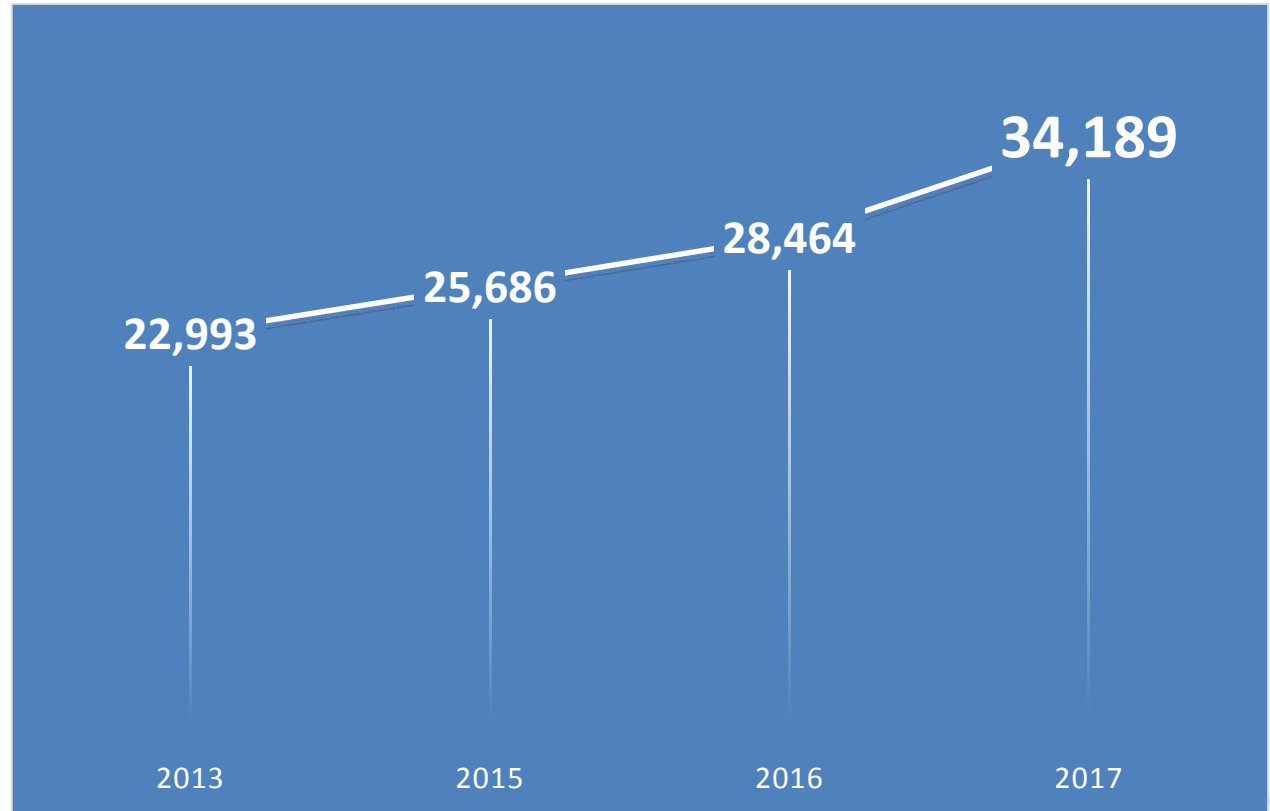



# BACKGROUND

*Image: LA Family Housing Palo Verde Apartments, provided courtesy of the Los Angeles Housing & Community Investment Department*

# 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.

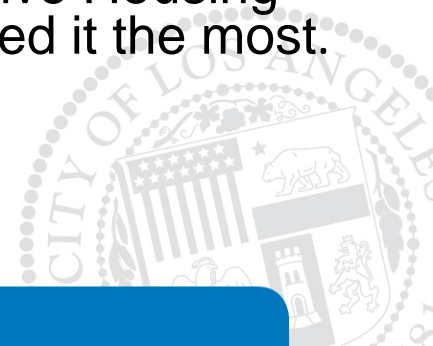


# 10,753

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*



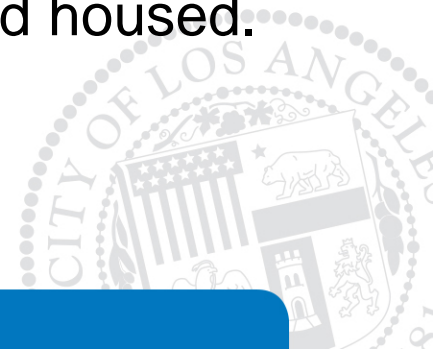
# What is permanent supportive housing?

**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

	Preparation of CEQA Document		Public Hearings	
	Initial Outreach	Public Comment Period		
Project Launch	Identify Draft Ordinance Concepts	Release Draft Ordinance	City Planning Commission	City Council Adoption
Summer 2016	Fall 2016 – Spring 2017	Summer 2017	Fall 2017	Winter 2017-18

*October 30, 2017*

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





# Site Visits and Background Research



# PSH Ordinance Goals



- Recognize unique characteristics of PSH
- Streamline approvals through new process
- Standardize requirements
- Encourage quality design

*Image: Skid Row Housing Trust Crest Apartments, provided courtesy of the Los Angeles Housing & Community Investment Department*



# Where can PSH homes be built in the City?

California State Law requires that PSH projects can be built anywhere a multifamily residential building is allowed under the Zoning Code. The proposed ordinance does not change where PSH units are currently allowed in the city.

The proposed ordinance includes an additional requirement that projects are located near public transit.



# To be eligible, a project must:

- Provide 100% affordable housing (ELI, VLI or LI) for 55 years
- At least 50% of total units must serve Target Population, defined as:
  - Homeless with one or more disabilities; or
  - Chronically homeless
- Include robust on-site supportive services
- Provide one-to-one affordable housing replacement
- Post public notice on site, notify neighbors and City Council

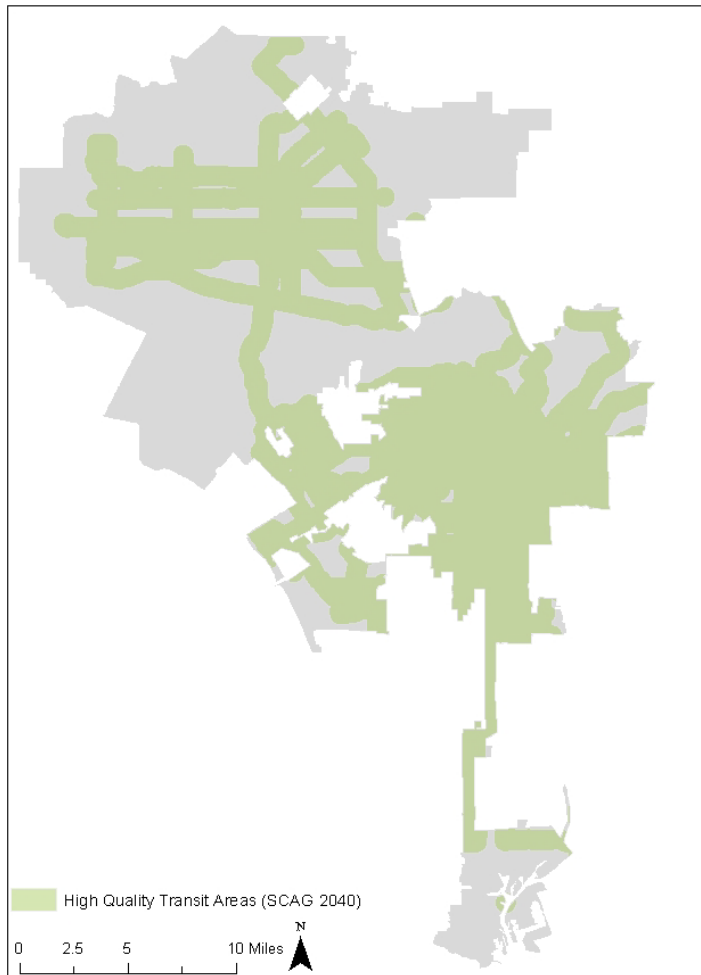


# Recognizing Unique Characteristics

- Qualified PSH allowed in RD1.5 and less restrictive
- No minimum lot area per du (restricted in RD1.5 zone)
- Modified parking standards:
  - Zero required spaces for Target Population
  - Required parking for case management staff
- Site Plan Review threshold
- Exclude common and supportive service areas from total floor area
- Additional provisions to facilitate conversion/replacement of residential hotels



# Performance Standards



- Located in High Quality Transit Area
- Each unit must contain a bathroom and kitchen/kitchenette
- Required ratios for on-site supportive service areas
- Design standards, including:
  - Façade transparency
  - Building articulation and massing
  - Street orientation
  - Landscaping



# Amendment to PF Zone for City Owned Land

Joint public private PSH projects located in PF zone may apply the use and development standards of the *least* restrictive zone within  $\frac{1}{4}$  mile, in addition to the zoning standards and additional concessions offered in §14.00.





# Thank You

Cally Hardy

[Cally.Hardy@lacity.org](mailto:Cally.Hardy@lacity.org)

(213) 978-1643

*Image: Skid Row Housing Trust New Carver Apartments*