Planning and Zoning for Permanent Supportive Housing

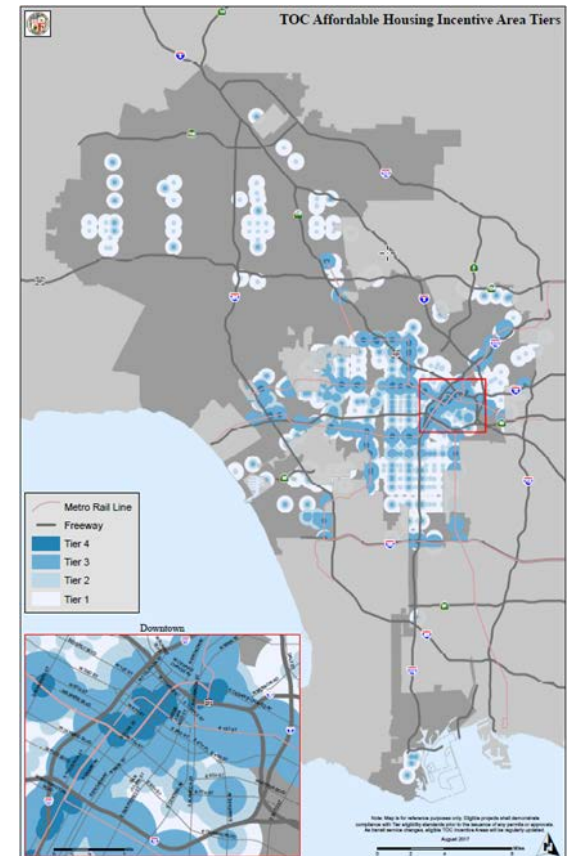Matthew Glesne
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Available Tools for PSH

- Permanent Supportive Housing (PSH) Ordinance (2018)

- Interim Motel Conversion (IMC) Ordinance (2018)

- Transit Oriented Communities (TOC) (2017)

- Affordable Housing Linkage Fee (2018)

- Implementing state streamlining (SB 35 and AB 2162, CEQA streamlining, etc.)

- Ongoing Community Plan updates

TOC Incentive Program

- Development incentives for projects located near Major Transit Stop

    - Base: Density, FAR, Parking

    - 2-3 Additional Incentives (Height, Yards, etc.)

- 4-Tier structure sets affordability requirements and incentives

    - "Tier Bump" available for 100% affordable

    - Zero parking for 100% affordable

    - PF zone incentive for City-owned lots

- Almost 4,000 affordable units proposed, 40% (1,600) are ELI

- LeaseUp platform (PATH): Access to ELI TOC units

TOC Affordable Housing Incentive Area Tiers

Metro Rail Line
Freeway
Tier 4
Tier 3
Tier 2
Tier 1

Downtown

(NEW) AB 1197- CEQA Exemption

- Creates CEQA exemption for activities approved or carried out by the City to provide **supportive housing** and **emergency shelters**, including:

  - City approval of publicly-funded supportive housing projects (NPLH, SB 2, HHH, H, LA Housing Impact Trust Fund)

  - Adoption of PSH Ordinance and IMC Ordinance

- Awaiting Governor's signature; Effective immediately; Sunsets Jan. 1, 2025

Where we are- Streamlined Processes

AB 2162 Streamlining for PSH

- 4 applications filed for a total of 271 units

- 2 approved applications represent 81 new units

- Approved in an average of 60 days from filing

SB 35 Streamlining for 50%+ Affordable Projects

- 10 applications filed for a total of 771 units

  - 7 of these are HHH-funded and 8 contain supportive units

- 7 approved applications represent 557 units

- Commission cases approved in 4 months from filing

- Director -level cases approved in 2 months from filing

Where we are- Incentive Programs

Density Bonus

- 19 of the 79 approved HHH-funded projects are utilizing the Density Bonus program
- A total of 1,137 proposed units

Transit Oriented Communities

- 22 approved HHH-funded projects are utilizing the TOC program
- A total of 1,326 proposed units

Case Processing Services

- Established the Priority Housing Program

- Created and expanded the Housing Services Unit at the DSC

    - All affordable projects are funneled through this specialized unit

- All geographic regions have designated PHP planners to process entitlements

- Expedited Processing Services Unit prioritizes all affordable housing projects

Streamlining Strategies

- Utilization of Streamlining bills such as SB 35 and AB 2162

- Early coordination with HCIDLA and LADBS for streamlined projects

- Use Categorical Exemptions and SCEA when CEQA is required

- Consolidate hearing officer and CPC hearings to reduce processing time

Challenges

- Qualified Permanent Supportive Housing and Interim Motel Conversion ordinances are currently under litigation (but AB 1197 passed)

- Lack of clarity in some State Streamlining Bills

- Appeals for TOC and Density Bonus projects; TOC Incentive Program currently under litigation

- CEQA process for EIR preparation and agency coordination for MND/ND preparation

- Financing for certain affordability levels can be difficult

88th & Vermont

Community Build & WORKS

- Mixed-use project

- 62 units for formerly homeless and VLI households

- By-right TOC project

- First project to receive building permits under TOC

820 W. COLDEN AVENUE

flyawayhomes.org

9 units by right with no parking by utilizing the TOC program

837 W. 82nd Street

- Approved using AB 2162
  - No parking
  - By-right streamlining
  - With Density Bonus incentives
- 17 units total
- 1 parking space (for manager)
- Approved in less than 2 months
- Currently under construction

flyawayhomes.org

Bungalow Gardens

- 4 duplexes housing homeless with supportive services
- LA County Housing Innovation Challenge winner
- New/old bungalow typology (with no parking)
- Used TOC Program