Planning and Zoning for Permanent Supportive Housing

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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
(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

- 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. 82\textsuperscript{nd} 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