



West of Westwood HOA Questions and Responses

A. Process, Consultation, Feedback (including future)

- 1. What was/were the reason(s) for this proposed project not being discussed prior to the July 24 announcement with: (a) affected HOAs; (b) Westside Neighborhood Council and (c) the nearby businesses?**

A: We shared the project proposal the moment it was ready to be talked about with the community. To do so earlier would have been premature, as there were several feasibility questions that needed to be addressed. It was important to all partners that we presented the community with a plan that was well thought through so we could be prepared to answer questions that would arise, and have fruitful discussions.

As part of our announcement of the project, Councilwoman Yaroslavsky called leaders from the local HOAs, Neighborhood Council, and the broader community on the 23rd of July. On the morning of the 24th, our office hand-delivered physical letters to 160 residents in the immediate vicinity of the project site, we emailed the announcement to 2,400 individuals living within 1 mile of the project site, and we shared the project with our email list of 10,000 individuals. This is the beginning of the process, not the end, and all feasible modifications to the project and its operations will be incorporated into the final proposal.

- 2. What other city-owned parcels were identified for consideration? What was the evaluation process as to availability and suitability?**

A: We began looking at locations suitable for interim housing last winter, and assessed over 100 sites, including properties owned by LADWP, CalTrans, Metro, and other public agencies. These included locations identified by former Councilmember Koretz, Controller Ron Galperin, community organizations, and City departments. The criteria we used to screen sites included, but were not limited to: the current or future use of the site, restrictions imposed by local or state statutes, financial and technical feasibility, access to transit and services, and whether there were existing

homeless encampments in the vicinity that the site could help clear. After our extensive search, only a handful of sites remained suitable for consideration and this was the first that was ready to move forward. Because it is a City-owned property, there are no acquisition costs and no delays related to undertaking a commercial real estate transaction. Council District 5 has more than 1,000 unhoused individuals who need housing options, so while this site is the first to be ready to break ground, other sites are continuing to be actively evaluated.

3. How many other areas within Council District 5 are being similarly developed? If so, what are those locations? What has been the discussion process with those residences/businesses nearby?

A: We are exploring a number of other sites that went through our screening process and that can serve homeless populations in other areas of the district. We are also working with the Mayor's office to identify existing buildings that can be purchased or leased to be used for housing. There are more than 1,000 Council District 5 residents who are unhoused, and they will remain on the streets until we are able to make beds available to them. We all want clean and safe streets in our communities and this cannot be achieved unless and until we are able to house homeless individuals.

4. What, if any, consultation occurred prior to July 24 with either or both: (a) LAPD; and/or (b) LAFD -- particularly the Senior Lead Officers in this neighborhood (not just leadership located downtown)?

A: Our office briefed the LAPD West LA Captain and the LAPD Homeless Coordinator's Office. LAPD is supportive of this project, because they know firsthand that when housing is coupled with wrap-around services and neighborhood enforcement of anti-camping laws, crime goes down. LAFD has been intimately involved in the feasibility process to ensure the site meets fire safety standards.

5. What statistical information is available for review that led to the conclusion of this City-owned parking lot being under-utilized?

A: When this site was first being considered, our office requested a parking utilization analysis of the parking lot from LADOT. That analysis was conducted earlier this year and it indicated that the utilization rate was roughly 40%, and it also noted that additional, convenient nearby street and surface lot parking would be able to absorb any loss in parking capacity.

6. What will be the process for determining the eligibility of individuals to be offered housing?

A: It is our firm commitment that those who participate will be individuals who are already living on the streets in the surrounding area. Once this standard is met, LA Family Housing, Council District 5 homeless outreach staff, and the Los Angeles Homeless Services Authority will determine if an individual is appropriate for this type of housing.

7. What would be the process by which nearby residents and businesses can provide feedback? Report problems?

A: Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a regular basis. The Council Office will also continue to provide support, answer questions, and respond to any quality of life concerns of nearby residents. Site staff will be reachable 24/7 for matters related directly to participants staying at the site - any community member will be able to reach out to the site at any hour of the day. Council District Five staff will also be available to address issues arising from the site or in the community by contacting our District Office.

B. Residents - Eligibility

1. Will there be a minimum age for an individual to be provided a housing unit? Maximum age?

A: Participants must be 18 years and older to participate. There is no maximum age limit.

2. Will a housing unit be provided to an individual with either physical or mental disabilities?

A: Yes. There will be ADA accessible interim housing units for those residents with physical disabilities. LA Family Housing staff will also provide onsite mental healthcare services. Individuals with high-acuity mental health needs will be eligible for this site. Should it become clear after admission that a participant needs a higher level of mental-health care including inpatient mental health services, detox/substance use services, skilled nursing facility etc., LA Family Housing will work with County and City partners to establish

and transfer the participant to an appropriate level of care that meets the participant's needs.

3. What is the background check process for a potential occupant?

A: Participants will be screened in the Megan's Law database.

4. Would a resident be allowed to have her/his children in this unit?

A: No, this location and these housing units are meant to serve individual adults, not families.

5. Would each unit be restricted to one individual per unit?

A: Yes, though couples could potentially share a unit if requested.

6. What would be the duration of the "lease" agreement for an individual desiring such housing?

A: There is no lease agreement. LAFH works with participants until they are permanently housed, which could occur within weeks or a few months depending on whether the participant has the necessary paperwork and if permanent units are available. But the goal is to transition people into permanent housing as quickly as possible so that these interim units can be used to help move additional people off of the street.

7. Will occupation of a housing unit be deemed by the City/County, State and federal agencies as meeting the minimum requirements for residency; voting eligibility; library passes; school enrollment; delivery of U.S. mail.

A: State law stipulates that participation in publicly funded shelter and interim housing programs does not constitute tenancy. LAFH case managers will work with participants to ensure that participants receive all benefits to which they are entitled.

C. Operations - Site

1. What will be the City's plan for maintenance of the existing trees on the site? Would any trees be removed? Would trees be added?

A: It is our goal to retain all mature trees on the property and to incorporate them into the project design to the maximum extent feasible. Tree maintenance is conducted by the Department of Street Services and their role will not change as a result of this project. Additionally, there will be extensive landscaping and greenery added to the site during construction, including additional trees and plants in the setback areas along Pico Boulevard, Midvale Avenue, and on the northern border.

2. If an individual has a motor vehicle or an electric bicycle, where would such equipment be stored?

A: Based on past experience we would expect only about 10%-15% of participants to own vehicles (approximately 3-4). We are seeking privately-owned parking spaces to help mitigate potential impacts and if we are able to secure such parking, it could be used by staff and residents. Bike racks will also be included on site for participants' bikes.

3. What type of barrier, if any, will be installed for separation from the nearby residences? From the nearby businesses?

A: The site will be entirely fenced and gated, and will have 24-hour security on-site. Additionally, the site will include a 10-foot setback along the northern border and will include trees and landscaping to help provide a buffer. All communal outdoor activities will occur within the portion of the property to the south of the alley.

4. What do daytime and nighttime operations look like at an interim housing program - are participants expected to leave the facility during the day?

A: The project will be operated 24 hours a day, 7 days a week. Participants are not asked or expected to leave during the day time. Nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place, but quiet hours will be strictly enforced. Additionally, amplified music will not be permitted.

Participants will be provided with the following services by LAFH and most of these will be provided onsite. If transportation is needed to access offsite services, it will be provided.

- Case Management/Housing Navigation
- Mental Health Support
- Participant Coordinators: 24/7 crisis intervention/document ready support (IDs, social security, healthcare enrollment, etc.)
- Security 24/7 on site support
- Employment Services
- Pet Support Services
- Connection to Department of Mental Health, Substance Use Services, Physical Health Services
- Support for enrollment in programs such as Supplemental Security Income, Medi-Cal, CalFresh, etc.
- Community Enrichment Events: Yoga, Game Nights, Movie Nights, Art classes, Mental Health and Wellness Groups, etc.

D. Operations - Residents

1. What is the intended duration of how long the Pico-Midvale “village” would be at that location? What would be the quarterly/semi-annual/annual review. Process?

A: The use agreement for the site would be for 10 years. Council District 5 and LA Family Housing will work with the community to create a community advisory group to discuss progress, outcomes, and concerns on a monthly basis. We expect to create and begin convening the community advisory committee this Fall.

2. What is the process for removal of residents, particularly a resident who might violate establishing occupancy regulations?

A: Participants must follow the rules of the program. Participants who are unable to successfully follow site standards may need a higher level of care including inpatient mental health services, detox/substance use services, skilled nursing facility etc. In such situations, LA Family Housing will work with County and City partners to establish and transfer the participant to an appropriate level of care that meets the participant's needs.

3. What will be the City's liability to address any property damage that might occur at nearby residences or businesses, even if no video evidence is available to document an actual incident?

A: Our office is committed to undertaking a set of public safety enhancements in and around the project site to reduce public incidents, property damage or other issues. We look forward to working with the community to develop a list of actions that we can implement to ensure this site does not create a nuisance in the community.

4. Would residents of the facility be allowed to have visitors? Sleepovers?

A: No. Only participants of the Interim Housing project would be allowed onsite.

5. What would be the policy and enforcement mechanism regarding Sleepovers?

A: Only participants of the Interim Housing project would be allowed onsite. Onsite 24-hour security and LAFH staff will enforce the operating rules.

6. What would be the policy and enforcement mechanism regarding music/radios? Loud noises?

A: Large speakers and audio equipment are not permitted on site.

7. Would amplified sound be permitted? Amplified alarms?

A: No.

8. Would there be a curfew? If so, how would the curfew be enforced if a resident of a housing unit has an overnight job at some location?

A: The project will be operated 24 hours a day, 7 days a week. However, nighttime activity will be limited, with established quiet hours from 10pm to 8am. Staff and security will be on-site at all times. In order to allow for individuals with jobs outside of regular business hours, there will not be a curfew in place.

9. Would residents of the facility be required to store bicycles only inside each housing unit?

A: Bike racks will be provided on site to appropriately store bikes.

10. Would residents of the facilities be allowed to have pets?

A: Yes.

E. Safety

1. Will LAPD and LAFD respond to incidents at any single housing unit?

A: Yes.

2. Will LAPD and LAFD respond to an incident of alleged harassment? Drug Use?

A: Yes.

3. Will the City provide on-site 24/7 security for the proposed housing village? If so, would such security be armed?

A: Yes – security is a key component in providing peace of mind for the surrounding community and interim housing participants. The project will have 24-hour security on site as well as security cameras. Security will undertake regular walks along the project’s perimeter. Security is not armed with a gun, but are trained in de-escalation.

4. If so, would such security be responsible for enforcement of drug-use and drug-selling laws?

A: Security and LAFH staff will be on site 24/7 to enforce standards/expectations of the program. If laws are broken, law enforcement will be called and individuals no longer appropriate for the site will be exited if they are in violation of the facility’s participation agreements and state and local guidelines.

F. Encampments (other)

1. What will be the correlation of: (a) the operation of this “village”; and (b) the ability of the City/County no longer to allow individuals from mounting tents or otherwise occupying space on other streets, such as elsewhere on

Pico Blvd. and cross-streets? On Exposition Blvd, between Sawtelle and Sepulveda?

A: Camping within 1,000 feet of the site would be prohibited. Homeless outreach teams from CD5, LAFH, and others will regularly monitor the vicinity and seek voluntary compliance with anti-camping laws. Signs will also be installed to allow for enforcement of this law if voluntary compliance is not successful and our office will give LAPD full authority to enforce the anti-camping restrictions. Outside of this 1,000 foot perimeter, we will also enforce Americans with Disabilities Act (ADA) requirements to ensure passable sidewalks. Additional sanitation, such as street and sidewalk cleaning, and enforcement services will guarantee the surrounding area remains clean and secure.

G. Businesses - Local Impact

1. What will be the location of disabled parking permit spaces for use by customers of the nearby businesses?

A: Based on LADOT records, less than 40% of this lot is being used during a given day. Additionally, there are two additional parking lots within a 10 minute walk of this location, and additional street parking on Pico and Westwood Boulevards that both have capacity to absorb parking needs. Even so, we are exploring options for access to nearby parking options, including directly across Pico Boulevard at the former Westside Pavilion lot.

2. To mitigate traffic congestion on Pico Blvd. (west direction), the northernmost lane is designated tow-away from 4:00pm to 7:00, Mon-Fri. Any suggestion to allow parking in that lane from 4:00 to 7:00pm to compensate for the loss of parking in the Pico-Midvale lot will have immediate, daily and very negative consequences for traffic congestion on Pico Blvd.....stretching to the east beyond Overland Avenue and perhaps even Beverly Glen Blvd.

A: Our office does not support changing the parking restrictions described above.

3. What will be the process by which the impact on customer traffic (both quantitative and qualitative) for local businesses might be impacted by this proposed “village”?’

A: While we don't expect any significant impact on customer traffic, we will continue to discuss this issue on a monthly basis with the community advisory group, which will include business representatives. Similar sites in other parts of LA have caused minimal impact to customer traffic. Our expectation is that with the removal of street encampments in the vicinity, customer traffic at the local businesses will improve.

We also note that unhoused individuals currently reside in the vicinity of this project. Our office continues to receive numerous calls from local businesses whose businesses are being impacted by unhoused individuals right now. The presence of 24-hour security, enforcement of the 1,000 feet no camping zone, and additional sidewalk cleaning and sanitation services should improve the businesses and neighborhoods environment from where it is now.