



NAME

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DURATION

49m 5s

6 SPEAKERS

CM Katy Yaroslavsky

Charles Wee (LifeArk)

AI

Stephanie Klasky-Gamer (LA Family Housing)

Kelsey (LA Family Housing)

Fernando Morales (CD 5)

START OF TRANSCRIPT

**[00:00:04] CM Katy Yaroslavsky**

But we have. To. Jesus. Okay. Sorry about that. Hopefully, we're good. Let's go into here and make sure that people can hear me before I start. Okay, great. So sorry about that. Um. So we're going to be working respectfully and collaboratively. This is going to be an iterative process. There's a lot we need to do together to make sure that this project is successful, because, frankly, failure is not an option here. Um, we know that homelessness is increasing in LA and the West Side isn't an exception. You feel it. I feel it. We see it every day. Our kids see it. It's heartbreaking. It's unacceptable. It's infuriating. What we've done thus far simply hasn't worked. We're the only council district in all of the city of Los Angeles that doesn't have interim general population beds, which means it's really hard for us to clear encampments because we have no place to offer people. And without being able to offer people housing to those living in an encampment or in a tent, our hands are tied when it comes to trying to clear those encampments. We can't just push people from one corner to another. That doesn't solve the problem. Right? Um, of course, we know that homelessness is a regional issue and that it requires a regional response. What that means is that we all need to be a part of the solution. And many of you may remember this being a key campaign promise made during the election. I want to be clear this project is not the entire solution. It's only around 30 interim beds. But that's 30 beds more than we have available today and is going to give us a chance to take people off of our local streets. Off of the streets in your neighborhoods. Um, I truly believe that this is a good and necessary project. It's going to make our community safer. It's going to save lives. I will also say that this is just the first project that we're doing. It's not the last. Um, and I just want to be clear, you know, this project needs to happen. We, we wouldn't be doing this if we didn't really need the beds. We're here today to and will continue to work with all of you over the coming months to make sure that the projects designed and operated in a way that works for the community. I want your ideas, your constructive feedback on how to make this project a model on how interim housing can coexist in our communities. With that, I want to introduce Charles Wee from LifeArk to discuss how this project was designed and how it's going to be built. Welcome, Charles.

**[00:02:56] Charles Wee (LifeArk)**

Thank you, Councilwoman. Thank you.

**[00:02:59] AI**

Recording in progress.

### [00:03:00] Charles Wee (LifeArk)

Thank you for the opportunity to share this concept design with you this morning. Um, I'd like to just begin with the next slide. Um, just a little bit about lifeArk system. Uh, lifeArk is a prefabricated, manufactured modular housing system that is actually approved under the California State, uh, Housing and Community Development factory-built housing program. Um, and every lifeArk module is actually compliant with the 2022 California building code and meets all the life safety standards, including the including the fire and also seismic. Um, as you can see on the the picture. The LifeArk parts are made of about ten pieces that actually come together to form a base module, which is eight foot two by eight foot two, giving you a 64ft<sup>2</sup>. All of the utilities are actually run underneath the crawl space where we're able to connect all of the city utilities, including all the power, water and to sewer. We were one of the recipient of a LA County's Housing Innovation Challenge award, um, in 2018. And if we go to the next slide. So for this project, the interim unit floor plan is made up of two of those modules. One of them is an utility module with the ensuite bathroom. So when we actually connect two modules together, you basically get a bedroom and a bathroom and a little bit of a closet and a closet storage space. And it's actually equipped with full MEP system, including air conditioning and heating and also is automatic fire sprinkler system is also included. All of the interior is finished as you can see. Um, and it's connected to the city utility and you can see on the right top picture, that's just one of the uh, kind of sample module that we have in El Monte. And you can see the, the size of that module. So each one of those ensuite interim unit will be two of those, uh, connected together. Go to the next slide. So want to discuss a little bit about our strategy and the layout of the Midvale project. What you saw earlier with the connected modules, what we are able to do because our walls are one-hour rated, we're able to stick the modules together, unlike some of the other tiny houses you might have seen where you actually have to separate each of the module by six feet or even greater depending on the Department of Fire Department's requirements because we're fire rated. We're able to connect all the units together, which allows a much more flexible, kind of articulated massing for both the the North side and the south side. And it is connected with all the the decks. It's an elevated deck, 28in above grade. The property line will be a perimeter security fence will be around the property line. And for security, each of the north and South Parcel will have a single entry and single exit with the 24 over seven security guard. **I'm sure the LA family Housing will discuss the operations in detail.** All the the units are ten foot setback, ten foot from the property line and with the heavy landscape and landscaping and vine vine wall facade, we can just give you a little bit of a sort of architectural concept that was important to me personally, was that it is actually based on a kind of California vernacular. If you know the early California case study houses, um, the kind of modernist like Richard Neutra, um, or Craig Ellwood, um, I, I love the notion of being able to, um, have a massing with the kind of carved out internal spaces. Uh, one of my favorite projects in the West Side is the Horatio Court by Irving Gill. That's a turn of the century. Courtyard housing provides a wonderful interior space as well as it sits in a very lush, green, landscaped garden. If we can just go to the next slide just to show a little bit of a renderings. So as you can see, um. Okay. So as you can see, um, the, the, the carve out concept, um, and the modules are articulated internally where a lot of the internal courtyard spaces you can go to the next slide, be able to show, uh, yes, you can kind of see the context of where much more smaller modules you're able to articulate the massing that is more fitting within the context such as this site. Next slide, and this is an example of how the articulation inside and with landscaping and planters were able to make a lot of internal spaces very inviting and protected and secure spaces. Thank you for your time.

### [00:08:58] CM Katy Yaroslavsky

Thank you very much, Charles. Next, we're going to hear from Stephanie Klasky-Gamer from LA Family Housing, who's going to discuss operations, which I know is something that many of you have lots of questions about. So, Stephanie, welcome.

### [00:09:09] Stephanie Klasky-Gamer (LA Family Housing)

Good morning, everybody, and thank you so much. Council member Yaroslavsky. Not just for the opportunity to partner with you in the community, but for your leadership in bringing more interim housing into our community. So hi all. I'm Stephanie Klasky-gamer. **I'm joined here by my colleague Kelsey Madigan to speak about LA Family Housing and about the services that will be providing on-site.** Next slide. Just some context about us. We are a non-profit organization that has been working throughout Los Angeles for nearly 40 years, providing both interim housing as well as permanently affordable and supportive housing. Our mission is to help people transition out of homelessness and poverty through a continuum of housing enriched with supportive services. **Bottom line is we know that we end homelessness in people's lives when they have a home, and we're here to provide that in CD 5.** Next slide. We invite all of you to visit our website. That's LAFH for LA Family Housing LAFH.org, where you can see the impact of our work by the numbers. Last year we served more than 13,000 people. We are developers of housing as well as providers of services. We have over 800 units of new permanent homes in our pipeline. Last year, almost 3000 people from our participant group moved into permanent housing. And our greatest pride is that because of the linkage to services, our participants remain stable and successful in their housing, with a 97% housing retention success rate. Next, please. What is interim housing that we're talking about today? We're not building apartments. We're building interim housing, which is a supportive, low-barrier environment enriched with services designed to meet the needs of our participants who are experiencing homelessness. I always joke that when people walk in the door of our interim housing, the first thing we say is when are you leaving? Because our work is that they move into a permanent home. This is just a place where they can be safe and off the streets to keep our neighborhoods safe and to keep our participants safe on their journey into permanent housing. Next, please. LA Family Housing Service model covers the full continuum in Los Angeles. We have a robust street outreach and engagement team. As I said, we build and operate interim and permanent housing. We provide the wraparound supportive services that folks need. **We do this work rooted in community partnerships, which is why we're so excited to be working with all of the other agencies invested in the Council District Five. As real estate developers and operators of homeless services, it's critical that there is financial sustainability so that our work continues and our participants succeed. At this time, I want to turn it over to my colleague Kelsey, who's going to speak specifically about the services and the staffing that will be on site at the Midvale property.**

**[00:12:22] Kelsey (LA Family Housing)**

Thank you, Stephanie. There is a lot of questions around what staffing will look like at our site, so we wanted to share. It's going to be similar to many of our other sites at Family housing. There'll be 24 over seven security on site. The goal of the security officer would be completing block walks around the community where the site is, bag checks, additional support as necessary to ensure safety inside of the site, mental health specialists are really an important component in our services model as well. These mental health specialists provide individual counseling, therapy services, group therapy and linkage and connection to Department of Mental Health and additional substance use services. Also, we have 24/7 participant coordinators who are really trained in crisis intervention, building rapport with participants, connecting them to services, getting documents for participants so they're able to be connected to permanent housing quicker. And then of course, our housing navigation or our case management component. And this team really connects participants to permanent housing. They are connecting with them daily, weekly to look for units to get them connected into a more permanent option and out of interim housing. We also are really proud to have Pet support services on site. We're a low-barrier environment, so we allow pets to stay with people while participants are in interim housing and we have on site Pet supportive services. So anything from crisis care to preventative care for pets, grooming surgeries, anything for our entire pet system, and then also employment services. So career readiness workshops, resume building, mock interviews and other individual individualized job support to connect people to permanent employment. Next slide. And again staffing at Midvale. So we'll have two participant coordinators that are on site 24/7 with our security guard and they do not leave at any time. They are continuously staffed 24/7, one full time again, mental health specialist at the site full time and one part-time housing navigator to really connect participants to permanent housing. And then of course, our food services model. So we'll have food services staff who are serving meals to the participants three meals a day. And those are all of our services. So we'll turn it back to CD 5.

**[00:14:51] CM Katy Yaroslavsky**

Thank you so much, both of you. Um, we're going to spend the rest of the time we have answering some of the questions that we've received about the project over the last week or so. These include questions submitted to my office by the West of Westwood HOA, the Westwood South of Santa Monica HOA, and individual stakeholders and community members. There are over 100 questions, so we're not going to be able to get to all of them today on this call. But we are going to answer each of those questions if we don't get to today in writing after the reading meeting. If you have a question that we haven't answered, please send it to us by emailing Councilmember.Yaroslavsky@lacity.org and a member of my team will follow up with you. We're also posting FAQs with answers on the website. And if you're here you'll get an email from us with all that information. So we're going to just get started. So two related questions. What other city-owned parcels were identified for consideration? What was the evaluation process as to availability and suitability? And sort of a follow-up adjacent question. Under Controller Galperin's analysis of available properties for housing projects, this property doesn't appear. What's changed to result in its consideration? Um, so my team and I began looking at suitable locations for interim housing last winter, quickly identified that we didn't have those interim beds for general population, homeless adults. It was clearly a priority. We assessed over 100 sites, including properties owned by Caltrans, LADWP, other public agencies. Our focus really was on public housing, publicly owned land to reduce the cost of the project since purchasing land on the West Side, as you all know, is really expensive. So these included locations identified by former Councilmember Koretz, Controller Ron Galperin, community organizations and city departments and criteria that we looked at included, but weren't limited to the current or future use of the site, restrictions imposed by local or state statutes, financial feasibility site suitability and health impacts. And after this very extensive search, only a handful of sites remained suitable for consideration. And this site became the first that was ready to be considered. There were a couple other parking lots. This one was bigger. It was closer to services and transportation. Um, this site was originally considered infeasible financially because the city was required to pay for replacement parking. So there was an MOU between two city departments from 2019 that said if you develop a parking lot with, with, with anything, you have to replace all that parking and the new project. And when you're building interim housing, that really drives up the cost of the project. So it adds up to \$70,000 per replaced parking space, which would have almost doubled the cost of this project. Um, but the City Council repealed that requirement in the last couple of months because of its outsized impact on our ability to actually use city owned parking lots for the kind of housing that we know we need. So that's the first question. Question two What was slash were? Next slide, please. What were the reasons for this project, proposed project not being discussed prior to the July 24th announcement with affected HOA's, Westside Neighborhood Council and nearby businesses? Um, so we share the proposed project the moment it was ready to be talked about with the community. Um, to do it earlier would have been premature. There were several feasibility questions that needed to be addressed. It was important to all of the partners that we presented the community with a plan that was well thought out so that we could be prepared to answer any and all questions that would arise and have fruitful discussions. We didn't want to come to all of you with with a half-baked idea that was full of a bunch of holes. And it might feel that way right now. But we have what we believe are answers to most, if not all, of your questions. Um, as part of the announcement, I called community leaders from the local HOA HOA's, the neighborhood council and the broader community on July 23rd, and then on the morning of the 24th, our office delivered physical letters to 160 residents who live in the immediate vicinity of the project. We emailed the announcement to 2400 individuals who live within a mile of the project site and shared the project with our email list of approximately 10,000 people across the district. So, um, the need for more interim housing isn't a new conversation on my part. Many of you who are paying attention to the campaign remember this being a key campaign promise I made during the election cycle. Um, it was one of the few things the candidates all agreed on was that we need more more beds so that we can move people off the streets. I've been really clear and consistent in my belief that city-owned parking lots and city-owned property should be studied for interim housing and permanent housing because it reduces the cost of projects in the city can can build byright. And it's important that we're using taxpayer dollars wisely. And given the high cost of land on the West Side to buy to go into the and buy from the private market would have doubled the cost of the project at least. So that's question number two. Question number three. Next slide, please. Um, how many other areas within Council District five are being similarly developed? If so, what are those locations? What has been the discussion process with those residences and businesses nearby? So as I noted, we looked at a number of sites as part of our analysis and we're continuing to evaluate other sites in other parts of the district since we're absolutely want need more interim beds, permanent supportive housing beds. Um, and as the feasibility and suitability of these other sites becomes clearer, we're going to be making announcements for other projects, but we're not prepared to make any announcements today. Um, this is, this is the first and we want to make sure this is, this is done right, but it can't be the last, just given the outsized need. Um, Question four What's the process in the city to implement this? Next slide, please. So. The slide says. What will be the process for delivering determining the eligibility of individuals to be offered housing? Um, so this project is different from other projects. Um, and it's been compared to because this is an entirely. Sorry. One second. Hold on one second, everybody. Um, So this is an entirely city-funded site. Um, we have a lot of discretion on who is allowed in here, and that was really important to me because I understood that, um, that there were concerns about who would be living here and what those impacts might be that they might create in the neighborhood. Um, it's our firm commitment that those who participate will be individuals who are already living in the surrounding area. Um, once the standard is met, LA Family Housing, my office, our homeless outreach team. We've got three people who do outreach every single day across the district who know our unhoused population. Um, working with LAHSA, the LA Homeless Services Authority are going to determine if an individual meets the criteria for placement in this site. This includes an assessment of the level of care someone may need if they need a higher level of care than what the site provides. They'll be directed to inpatient mental health services, detox substance use services. A skilled nursing facility. Et cetera. Um, but. But, you know, the goal is to be low barrier while still making sure that it's folks that LA Family Housing is able to take care of safely while keeping the neighborhood safe. Um. La Family Housing. Is there anything that you'd like to add to that?

**[00:23:01] Kelsey (LA Family Housing)**

No, that's perfect. And I think we answer more of it in the next question as well.

**[00:23:04] CM Katy Yaroslavsky**

Okay, great. Next question, please.

**[00:23:07] Kelsey (LA Family Housing)**

So we serve individual adults that will be participants who are at least the age of 18. And they can be, you know, at no, no maximum age. However, they have to be able to take care of their activities of daily living. So they'll be they need to be able to independently care for themselves. Um, there will be ADA-accessible rooms to provide housing units for participants who have physical health barriers and then should a participant need a higher level of care? We work with the Department of Mental Health. We work with skilled nursing facilities to really transition that person directly from our interim from the interim housing site into the higher level of care. So they do not exit back into the street. And we also know there was concerns about the children in the neighborhood. We do do a Megan's Law background check for registered sex offenders prior to deeming that the person is eligible to come into the site.

**[00:23:59] CM Katy Yaroslavsky**

Great. Thank you so much, Kelsey. Next question. How will staffing be done? Who will be on site and what additional resources will be brought to the location and when?

**[00:24:09] Kelsey (LA Family Housing)**

Of course, I think we answered most of this during our presentation. But just to go over because I know this is also something that the community is really wanting more information about. We provide on-site case management, housing, navigation services to get the participant connected to permanent housing from interim housing as fast as possible. Again, along with security, we have at least two participant coordinators on site 24/7 that provide crisis intervention, rapport building with participants. They get documents for participants and they really assist in managing the site. Employment services is also something that we provide Pet support services. Of course, we also have Department of Mental Health that comes on site to support our participants, Department of Health Services that comes on site as well. Transportation Services is something that we provide as well. And we also do community enrichment events for participants on site. So yoga, game nights, movie nights and services like that.

**[00:25:09] CM Katy Yaroslavsky**

Excellent. Thank you. Next question. Will 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?

**[00:25:19] Kelsey (LA Family Housing)**

Sure. All of our sites do not have a curfew to accommodate for just this. We found that having if we did have a curfew and we had to lock participants out, that is not an appropriate service model to serve the participants that we have there. So we do not have a curfew. We operate 24/7. And again, we have staff 24/7 as well to let participants into and out of the site. Um, and we allow for participants of course, to have jobs and come in and out of the site as necessary.

**[00:25:50] CM Katy Yaroslavsky**

Great. Thank you. Um, I just want to note there's nighttime activities that are going to be limited with quiet hours established. Right? So from 10 p.m. to 8 a.m., it's expected that things are very quiet. Um, not that they won't be quiet the rest of the time. Next question. Moving on to participant management. Uh, what do daytime and nighttime operations look like at an interim housing program? Are participants expected to leave the facility during the day?

**[00:26:20] Kelsey (LA Family Housing)**

Yeah. So for an old shelter model where you're thinking of someone lining up at 5 p.m. with all of their stuff and seeing if they get a bed, they're creating a line outside of the building that is not our services model whatsoever. When someone is matched to a bed, they are matched to that bed and the services that are attached to that bed until they are exited into permanent housing. So the participants do not need to leave throughout the day unless they're, of course going to employment looking for housing. But we do not require them to be off-site for any given period of time. We have the same amount of activities in the day as we do at night, up to when our quiet hours start to keep participants inside of the site engaging in our community areas that LifeArk has kind of shared in their last two renderings and ensure that there's the least impact around the community with foot traffic as possible.

**[00:27:10] CM Katy Yaroslavsky**

Great. Next question. Um, if someone living at the facility breaks the rules and is removed, what is to keep them from camping or living nearby?

**[00:27:21] Kelsey (LA Family Housing)**

Yeah. So this type of interim housing is one of the highest levels of care in interim housing site can provide. Again, the participant, of course, would have to be able to take care of their activities of daily living. But if they're being exited from the site, we can safely assume that it's because they need a higher level of care. If that is so, then LA Family Housing again connects them to that higher level of care, whether it's skilled nursing facility, the hospital, a boarding care department of mental health services. So we are doing whatever we can to ensure that we are not exiting participants back into the street and have them re-experiencing street homelessness from the interim housing site.

**[00:27:58] CM Katy Yaroslavsky**

Great. Thank you, Kelsey. And I just want to add, in addition to the protocol that Kelsey just described, we're also going to be enforcing the 500-foot no camping zone that will be established around the site. Signs stating that camping is not allowed within the zone are going to be posted. And we've allocated overtime budget to LAPD to enforce this law, working in consultation and partnership with my homelessness outreach team. This is something we're committed to staying on top of and really enforcing. The last thing we want is it to be a draw for encampments. And we just it's unacceptable and won't happen. Um, next question. Will the city provide on-site 24/7 security for the proposed housing village? If so, would such security be armed?

**[00:28:41] Kelsey (LA Family Housing)**

Yes, we do provide 24/7 security for the operations of the site. Again, with additional staff, our participant coordinators, housing navigation staff that are all on site at the same time. Security is not armed with a gun, but is trained in nonviolent crisis intervention. We also build a good relationship with the LAPD and Senior Lead Officers in the area to ensure that we're working together to manage participant crisis if necessary.

**[00:29:07] CM Katy Yaroslavsky**

Great. And I'll just add, as I already said, we're going to have increased LAPD patrol of the surrounding neighborhood using overtime money that we just approved in the budget for this very purpose. In addition, we've asked Sanitation to implement a biweekly cleaning schedule for the immediate vicinity and are going to monitor and adjust that schedule as needed. We're also going to have security cameras all around the site. Uh, next question. Describe specific duties and authority of the 24/7 security staff to be part of the program.

**[00:29:38] Kelsey (LA Family Housing)**

Yeah. So again, security is on site 24/7. Their goal is to really manage the perimeter of the site and ensure the correct participants who are supposed to be inside of the site or inside of the site. They also play a really large role in ensuring contraband and does not enter into the site, I might be frozen. So they are searching bags at entry there, ensuring one that this is a participant that's entering a site to that they are not bringing in any contraband. So that's weapons, substances, alcohol, things like that. And then security also supports inside of the site when necessary. If there is a crisis that happens inside of the site, the security officer will assist our participant coordinator inside and again, build a strong relationship with LAPD.



**[00:30:26] CM Katy Yaroslavsky**

Okay, great. And I don't know if you mentioned walking the perimeter hourly of the project, you may have said that, um, apologies if you did. Next question. Understanding the LAPD response time in our community is poor and may not be adequate to address issues arising in conjunction with any altercations or problems involving a program resident or that take place at the location. What does stepped-up LAPD enforcement actually mean? How will this enhanced enforcement be implemented be any different from what we currently experience? So the city council has approved an increase in funding for LAPD so that it can hire additional police and offer bonuses and other incentives to both retain existing officers and bring back recently retired officers. We're hoping that those numbers come up as quickly as possible. And in the meantime, and additionally, there are also funds in the budget for increased LAPD overtime, specifically for enhanced police services related to homelessness. So we're going to be directing that LAPD use these overtime funds to provide increased patrols and enforcement in the areas surrounding this site and the nearby community. That's our commitment to the community. Um, next question. The establishment of a no camping, no encampment zone is illusory. If there is no enforcement, relying upon a call to the LAPD for enforcement does not provide the community with any measure of assurance that the zone can and will be enforced. So in other parts of the district, our team has been very successful in maintaining compliance with no camping zones. Once an area is cleared of encampments. We've used the same LAPD overtime funds to enforce the Anti-camping laws at several sites, including on Jasmine Avenue in the southern part of our district, where we cleared a long-standing multiyear encampment. We did that a couple of months ago. That street remains clear of encampments because of this enforcement and the partnership and collaboration with LAPD and my team. The same is true for encampments near and around sixth and Fairfax and along San Vicente. My position hasn't changed and that once we've offered housing to the individuals in an encampment, I'm going to enforce the anti-camping laws. We've done that and it's working. But but as I've said before, we simply need more beds so that we can keep clearing encampments and moving people off the street. Um, next set of questions is around impacts to the local business community. First question is replacement parking being considered or secured? Yes. We're in discussions with owners of private lots nearby to open them to the public, like joint shared-use parking agreements. This includes Hudson Properties, which owns the West Side Pavilion property just south right across the street from the proposed project site. **We hope to be able to announce a partnership soon so that if that parking is needed, we'll figure out whether it's a shared valet for local businesses where those cars will be parked across the street, or if people will just be able to park there across the street and walk, walk wherever they need to go.** Next question. How is the opportunity cost of this project to be evaluated? How has the impact of the Pico Business corridor been evaluated, impact on commercial rental rates and property values? Um, so you may not believe this yet, but but we really genuinely expect that this project is going to be a net positive for the community. It's going to reduce street homelessness in the area. In addition, the increased sanitation resources, 24-hour security LAPD patrol stepped up. It's going to create a more positive environment for pedestrians and residents. We get calls every single day from businesses in this area, from residents about how street homelessness is taking away business from their establishments. You only need to look at the Starbucks next door that used to be there, um, to see this playing out in real-time. Um, this project is going to help us solve some of those pain points and really move people out of tents, out of encampments in this neighborhood and into housing. Uh, next question is about community relations. What would be the process by which nearby residents and businesses can provide feedback and report problems? So we're going to work with LA Family Housing. Our office is going to work with the community to create some sort of a community advisory group to discuss progress and outcomes and concerns on a on a regular basis. You'd also be able to report issues directly to my team, to LA Family housing or LAPD is appropriate. So this is going to be an iterative process. It's going to be inclusive. The community is going to be partners in in being our eyes and ears, but we're also going to be eyes and ears, too. Um, next question. Are there examples of efforts to connect resident clients with community members? Are there plans for any voluntary programs that connect client residents with local nonprofit organizations or businesses to provide opportunities for community service? For example, Dog Walking at the Lange Foundation meeting at the Westwood Greenway or Job Training, will program staff be available to accompany clients to these settings? Um, uh, Kelsey, do you want to take that?

**[00:35:16] Kelsey (LA Family Housing)**

Yeah, sure. Definitely. We love community engagement and involvement in our participants that are interim in interim housing in the Community. We have a huge volunteer services department that can facilitate all of these items. If there is specific interest, we'll be reaching out to community members to volunteer. If they're if they want to volunteer on-site, if they want to do dog walking, all of the things that are listed here, we have a robust volunteer team that will be reaching out and can coordinate a lot of these services.

**[00:35:50] CM Katy Yaroslavsky**

Great. Um, so we've, we have some time for additional questions that have been submitted. Um, so we're going to turn now to some of those that you're asking in real-time. Um, probably ask the ones that either we haven't answered yet or that we're hearing from the most. So first question, what is the process in the city to implement this? So as some of you probably know, we were advised that the first step was to gain approval from the Board of Transportation Commissioners to temporarily use the parking lot for this purpose. And just so you all know, which I don't think I've said before, but the agreement is a ten-year agreement with LADOT. This housing project is intended as being temporary. It's not going to be here forever. Um, but given the crisis playing out on the streets, this is, this is the highest and best use in our mind right now. So the Board of Transportation Commissioners, um, we were told that we needed their approval to temporary use, temporarily use the parking lot for this purpose, which is why notices were posted in the lot indicating that there would be a hearing in the coming week. Um, but we this is the city of LA. It turns out that the City Council adopted streamlining rules for homelessness, housing and city-owned parking lots that removed the commission's discretion a couple of years ago. Um, and then we heard from the city attorney's office in the last couple of days that said actually it's heard by the Transportation Commission as an informational item that they don't actually vote on it. That discretion was taken away from motion a couple of years ago by motion a couple of years ago. Um, so it's going to be an informational session at the Transportation Commission, um, or as an informational item. Um, the city has full legal right to develop this lot for this use without discretionary review or approval, um, because it's interim homeless housing. But we will require city authority, city council authority to allocate the funding and approve contracts for both the construction and operation of the site. We expect the Council to take action on these elements in the next couple of months. Um, but and this is really critical. We want this project designed and operated in a way that takes into account the needs and concerns of the community. So as we proceed with the budgeting and contracting process, we're also going to continue to engage with you all on how to improve the project itself and make sure whatever perceived or real impacts we may expect are eliminated. Um, next questions. Next question. Would residents of the facility be allowed to have visitors, sleepovers, family housing? You want to take that?

**[00:38:33] Kelsey (LA Family Housing)**

Of course. We don't allow guests or visitors that are not social services providers on site one for management, of course, of the site. And we really want participants to be focused on permanent housing while they are there. So again, no visitors unless they're a social services provider.

**[00:38:51] CM Katy Yaroslavsky**

Thank you. Next question is also for you. What would be the policy and enforcement mechanism regarding music and radios? Loud noises? Et. Disruption.

**[00:38:59] Kelsey (LA Family Housing)**

Yeah. So large amplifiers and large radio systems are listed as a contraband item in our interim housing standards, so we do not allow participants to bring those items on-site. We do have quiet hours, as we mentioned before, that start from 10 p.m. and end at 8 a.m. the next day. And all of our sites abide by and follow these quiet hours to make sure that we're leaving the least impact on the surrounding community as possible.

**[00:39:28] CM Katy Yaroslavsky**

Okay. Um, next question is also for you or individuals with criminal records eligible.

**[00:39:34] Kelsey (LA Family Housing)**

Yeah. So again, we want to serve the participants who are most in need of services. So a lot of our the participants who are experiencing homelessness, unfortunately on the street do have some level of criminal background or previous criminal activity due to some of their mental health barriers that are untreated or substance use barriers that are untreated. Um, because we are serving this type of population that has a lot of barriers, that is why we're layering our services plan with a ton of staffing that is appropriate to serve the needs of these high barrier participants. And again, we I know there's questions about the low barrier model so that it's exactly that we're serving people with high barriers and we're not requiring them to be sober. We're not requiring them to have employment to be connected to the site because we really want to serve the people who are in most in need, um, of these types of services.



**[00:40:32] CM Katy Yaroslavsky**

And I'll just add that one of the things that's really important for us is that we're solving street homelessness in your neighborhood, and there are homeless people on in front of the businesses and houses on corners right now. Um, that if we set higher barriers, they wouldn't qualify. So we'd be bringing this in and then we wouldn't be solving the problem that we're promising to solve. And so it's a bit of a delicate balance and a dance between, um, wanting to make sure that the facility itself can be managed and controlled responsibly by screening to some level the people who are living there. But at the same time, we don't want it to be such a high barrier that we can't admit the people who are homeless around the corner from the facility because they don't qualify. Now, if they truly are unsafe and it's not a right fit, then we need to find a different place for them. And the way we do that is by, um, enforcing the no camp, no camping rule and also doing outreach and engagement and connecting with other partners who are better equipped to handle that. And my outreach team, led by Matthew Chavez every single day, is connecting unhoused people to LAHSA, to DMH, the Department of Mental Health, accessing those mental health beds for the right people. And really, this is this is more for the general population that this this project is going to serve. Um, so next question. Um, if this project is attractive to the homeless, won't it just attract more homeless people to the area in the hopes that they will qualify to reside there? So first we're going to be enforcing the 500-foot no camping rule, absolutely 100% committed to doing that. That is a promise we're making to the community. Um, and then, you know, I think the question of, of beyond that 500ft, you know, it's a question of how big we want to draw the catchment area. And, you know, we want it to be big enough so that people aren't incentivized to just be right outside of it. And we need the flexibility to have the beds for neighborhoods that are just next to, to yours. Um, and again, we're going to be building these in other parts of the district as well. And the goal is that when someone is ready to go inside and they're qualify, we have a bed for them. And in that way we're going to make meaningful progress on on the street homelessness on the west side. Um. Next question. Have you seen the video in newscast about the similar project causing problems in North Hollywood? So first, I want to ask LA Family Housing to address this. And then I'll and then I'll close it up.

**[00:43:05] Stephanie Klasky-Gamer (LA Family Housing)**

Thank you for lifting that up. Yes, of course, we've seen the video that that was shown last week. And I think one of the key distinctions for us is in North Hollywood, we have been without a council member for about ten months. This was formerly Nury Martinez district when she resigned. We didn't have the type of partnership with the council office, as we know we will have with CD 5 and we have with other council offices. They didn't have the staffing and the authorities that it's often provided the anti-camping, the 500-foot zone that Council member Yaroslavsky is referencing is something that exists in North Hollywood, but it's not anything that LA Family Housing or any provider has the authority to enforce. That's enforced by the city Department of Transportation, Sanitation, LAPD. And we need a council office to request those services. So we expect that now that we have a council member who was sworn in this past week in Council District Six in North Hollywood, we we look forward to the enforcement and the cleanup of those encampments this week.

**[00:44:18] CM Katy Yaroslavsky**

And again, this is something that I'm 100% committed to doing, enforcing those rules. It's not going to get it's not they're not going to be any tents. And if someone sets up a tent, they're going to be asked to move it. They're going to be it's going to come down. Um. Another question. So the solution to the parking-based ordinance obstacle was to just repeal the ordinance and ignore the impacts there will be by removing the availability parking. Uh, so no, the solution is to actually let the council offices have some discretion over it if it's appropriate and needed. The parking after doing the parking assessment and talking to the community. If if the parking assessment reveals that that would be a good thing, um, then some replacement parking can be provided, whether it's on-site or through a shared parking agreement. **We did a parking utilization study actually LADOT did on the parking lot and it was determined that it was underutilized. The study showed that the parking lot was being used less than 40% utilization on any given day.** Um, I've my mom and stepfather live in the neighborhood. I'm there a lot. And every time I drive by, there's maybe 1 or 2 cars at most in the parking lot. Um, doesn't matter day or night, I suppose there are probably times when when there's a higher utilization, but it's, it's really, um, it's underutilized. And I think, you know, those of us who live in the community or frequent the community know that the businesses in that neighborhood have suffered significantly during Covid. And, you know, the loss of parking. We're going to figure out if needed, we're going to find some shared parking agreement will be worked out. And, uh, you know, bringing all those people off the street should help with businesses and people feeling safe walking to their local restaurants and businesses who live in the neighborhood. So the next question. The meeting on Thursday, your staff informed me that no study had been done on the impact of removing that parking. Okay, so we did the whoever told the person who asked this question, that was just wrong. So I apologize that they were misinformed about that. We did conduct a study, the parking lot and determined, that it is underutilized. This was a factor in our decision, frankly, to use this site, as was the fact that it was big enough to get a critical mass of units on, um, that would make it pencil out for a provider. Um, and we're also we've asked or we will be asking DOT to make that study public so that you can see it and we'll be putting it up, I guess, on our, um, on the website for this project. Um, so I think that's all the questions right now we have time for. But again, we're going to, um, we're going to be working with community leaders to figure out the best way to make sure we're in regular communication with all of you who are interested in staying engaged. And we will answer all the questions that you've asked in the in the Q&A. You can also, like I said at the beginning, email councilmember.Yaroslavsky@city.org, or call our office with questions and we will answer them. So I want to thank you all for being here today to listen and learn about this important project. I want to thank LA Family Housing and Life arc for your partnership on this Thursday's in-person meeting and the session today are the starting points of a conversation with all of you. And the conversation is going to continue over the weeks and months ahead. Um, we look forward to working with you to make this project a model for how we can compassionately address the crisis on our streets and in our communities, while also mitigating concerns and negative impacts of of that necessary housing. So I want to thank you for giving us part of your Sunday and hope you enjoy the rest of your weekend. And we'll be in touch again soon. And, um, thank you so much.

**[00:48:20] Fernando Morales (CD 5)**

Thank you again, everybody, for joining. This slide will remain on for the next five minutes or so just for anybody that does not have this information or anybody that maybe may have joined us without, um, you know, the RSVP or learn about the meeting from somebody else. So want to make sure you have this information. It will remain on for the next five minutes or so.

END OF TRANSCRIPT



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