

Contract Information

Neighborhood Council: Wilmington Neighborhood Council

Name: Valerie Contreras

Phone Number: (310) 558-6458

Email: Valcwnc@gmail.com

The Board approved this CIS by a vote of Yea (4) Nay (2) Abstain (6) Recusal (0)

Date of NC Board Action: 01/27/2018

Type of NC Board Action: Against unless amended

Impact Information

Date: 01/27/2018

Council file: 17-1432

Update to a previous council file 17-0090-S

Directed to: City Council and Committees

Summary: The

Ordinance CPC-2017-3136-CA Permanent Supportive Housing impact on residents' quality of life, public safety.

The Wilmington Neighborhood Council has serious reservations with regard to Permanent Supportive Housing and CF 17-1432. These concerns include but are not limited to the impacts on the environment, parking, public safety, traffic, infrastructure. Before any ordinance is prepared for Wilmington, significant opportunities for public discussion and input should be scheduled through our NC community of Wilmington.

We **oppose** *PSH for our community* but we recommend the following for our community plan should this move forward. We recommend that the following be implemented first. Proposed, if amended, PSH for our community.

1. The dwelling must have a "Buffer zone of 3000 feet from current residents, parks and schools since there could be health and safety risk involved. Existing residence shall have the right to enjoy their property as they purchased; privacy concerns of existing residence shall come first.
2. Motel conversion must have a change of use specific plan prior to reconstruction
3. Limitations on height of the housing. We request the height be no more than 3 stories high even with a parking underground. PSH structures shall not interfere with existing views of oceans, lakes, parks, mountains etc., shall be protected against buildings eclipsing facades and open space.
4. Any PSH must present and obtain approval from the City Council District and the WNC
5. Shall not allow for rentals if the State funding is lost. i.e. section 8 housing
6. A time limit be imposed of no greater than 3 years for temporary disabilities. Drop the 55 years resident term.
7. Enforcement Mechanism: Define clearly disqualifications and immediately removal from program for undesirable actions committed by the target demographic, i.e. felonies, unruly behavior, drug use.
8. Screening of candidates upon entry into a PSH community and continuous random welfare follow-up with appropriate funding mechanisms such as drug testing, driver pull program, background checks, etc.
9. Conduct regular comprehensive studies such as EIRs, area and regional traffic studies, infrastructure services such as sewer/water. Consideration be given to parking, free space etc. Over population and not enough schools, public facilities, access to jobs, police coverage, etc.
10. PSH be limited to commercial or industrial designated areas only with respect to proper zoning.

The Wilmington community is impacted by the homeless problem but we wish to have the quality of life remain the same for all current residents. The long-term effects of PSH is unknown, therefore, we urge you to allow our community sufficient input and to have the City of Los Angeles provide detailed answers to the above question prior to any conversion or new construction in Wilmington, Los Angeles California.

