7-11-17
WLASNC Special Meeting
Jamie – opening comments

Start: 7:05 pm
Absent: Danilo Torro, Jay Handal, Jian Kerendian, Zana Glisovic
Quorum met.
Developer is present. Tom Safran and Associates.

No motion today. Discussion only.

Public Comments:

Karen: We need permanent supportive housing. Will make good neighbors.

Mary S: I do not usually jump in. I see both sides of this. There have been lots of negative comments. In Hollywood they have given a lot to homeless but the problem only gets worse.

Katie: Scientist. Works at UCLA. Ample evidence that PSH does not increase crime or lessen property value.

Alison: Against the project.

Olivia: with TSA. Also with 360 Team (Developer). This is only in plan development stage. They are open to communication and input.

Blake Coddington: Also with TSA. Glad we’re having a meeting. This is Affordable Housing project with only a percentage that is for permanent supportive housing.

Diane: I have 3 kids @ New West Charter. Will be walking by the project. Wants to know if security will be in place. Wants to know how the residents will be brought into the community (job, etc.) Would like to know ages of these residents.

Laurie: I am a New West parent and on board. But I’m here as a parent and resident. Feel this is not safe to be so close to school. I am also concerned about the congestion. I would rather see this as a community center that can be used by the community.

Ron O.: 3 houses from the corner. I understand that homeless need housing. This project is not appropriate for an R1 neighborhood. We need more traffic control. This could be used as a sub-station for law enforcement.

Linda: not speaking. But against this item.

Galen: Also a neighbor. Of course housing is needed. But should not be in this area. This is not zoned for housing. Also it is so close to the school. There are other options that are owned by the city (LADWP, etc.) that can be used for housing.

Susan: This project is all wrong. It is too large. Need larger sidewalks. Too close to the school.

Kathy: Against this project.

Gerilyn: I am FOR this project.
Jeff: I am property owner right around the corner. My children are grown. My mother taught me compassion. She managed the Sr. Ctr. I am speaking for the homeless. We need to make room and reach out to those in need.

Jill: I work with homeless. Mentors make a huge difference. They are able to integrate into the community.

Chael: I live by Stoner Park. I feel compassion. So many changes in the last few years. Horrible traffic. Density keeps increasing. Policing is not so great. Neighborhood has become less of a neighborhood.

Sam: My biggest concern is transparency about land use. But developers are a business. So how much money is involved? And what is the vetting process? It is like a bunch of secret deals right now.

Sylvie M: It is City land. Who is paying for everything? Who will own it? Co-ownership with the developer? How much are we giving and how much are we getting back?

Rebecca: I do community work. I have seen displacement of older adults. So many need affordable housing.

Jeanette: Lived here since 1965. In last 3 years there is more crime. We don’t need more crime. There is a homeless village behind Smart and Final. Need to put it somewhere else. Is the developer bribing?

Pat: One of the owners of property where New West is housed. I don’t think this is appropriate. This is hottest real estate market. Is the property being sold? Who is getting it?

John: I work @ New West Charter School. 700 children right there. Dialogue is good. Decisions seem to be made without input.

Mary: I’m a former schoolteacher. I am against this project. The homeless problem is getting worse and invasive. This is not the right place this close to a school.

Katherine: I’m a clinical social worker for 35 years. I worked with homeless. I had a friend killed by a homeless client. I believe this project should not be in a residential area. The issue is there are impulsive problems, etc. You cannot legally mandate someone to take medication.

Josie: I am property owner. Also 12 year old son @ New West. My son says I have a heart but I am scared.

Audience member: I am a neighbor. It is worrisome having out of control people. Screaming at me, at my kid. This project should not be at this location.

James (audience member): I am a local resident. I volunteered @ homeless shelter. Attacked. I think it is not safe for kids.

Audience member: I am on the board of New West from it’s inception. There has NEVER been any association with the developer TSA.

WLASCNC members:

Desa: I remember when it was a shelter. I am surprised at the lack of information about this project. I think everyone would support transparency. I can see both sides of the issue.

Partho: I think it’s important to not make decisions on feelings. We need more facts. We need to work together.

Rosie: I have looked at TSA website. 90 units. 5 stories tall. I have a problem with that. Other projects are ‘closed’ communities with other projects. Your projects don’t integrate residents into the community. I think the size of the project should be decreased. I want to know who is moving in.

Jean: I have been living here for over 40 years. I raised my children here. I don’t think we are ready for this type of project. We need more mindfulness. Needs more information.

Jennie: I echo the issues about transparency. I am also curious about the potential residents. I don’t know what is being proposed at this time. We haven’t been much from the city or the developers. We need some numbers. More
data. How long do they stay? I want more information. I also want to know about the land lease and property transfer.

Jay R: I do affordable housing like TSA. I think they are a great developer. Everyone has to go through criminal and credit check. When they qualify they have to work. These will be very poor people. This is mainly for low income people. This is about $40M. Will get tax dollars as well as state. For profit it’s about 10% profit. Also City caps amount of revenue.

Eric N.: I try to see both sides of this. I am glad folks are here. I hope we can allay worries. What about security? Doesn’t seem like there is enough info.

Arman: I want to echo that we need more info. This is a hard one for me. Misperceptions about mental health. I fell into affordable housing bracket. But more scared about permanent supportive housing. Like the civic center. We need to bring back more community spaces.

Ron M.: I am in favor of this project. I know we want safety. We want to see homeless people helped ‘up’. This is not for sex offenders etc. They can be grateful for opportunities. We need to have this.

Naomi: Reserving judgment. Want more info.

**DEVELOPER – Blake Coddington:**

Transparency: We submitted RFPQ in 2016. Was given approval by City Council to work with community (2 years) to work with the community. Then they will go back to LA City/City Council. I promise that we will give better notice to the community with next community meeting.

90 families with 25% for permanent supportive housing.

I promise it will be beautiful. I would be willing to have my family live there.

Jay Ross: It is not rare. Affordable housing is always subsidized.

Blake: Still options being explored about land and property ownership. Yes it is good financial investment.

Question: What is the vetting process?

Answer: Must pass criminal check including home visit. Fair housing laws require this. We are neighbors and will manage this in perpetuity.

Question: If you can forward the RFPQ documents to us.

Answer: They are not public.

Question: Can the WLASNC ask for this?

Answer: Voters passed Measure HHH (construction). Also Measure H (service dollars). The RFP asked us to come up with creative methods. Since HHH and H was approved then our RFP was “thrown out” to work on a fresh project. We are not hiding anything. Next time we will have a plan.

Question: How will you make sure the 25% for homeless are from local area and not draw in others from other regions.

Answer: Acuity scores. Also they are asked which region of the city they want to live. These are put into a main database. Family Solutions Centers project (which is probably the most palatable for this community) will try to keep this specific to Service area 5.

Question: Is this location ‘set’. And what about eviction?

Answer: the City has land. Targeted 12 sites throughout Los Angeles. This is one of them. There will be more RFPs for permanent supportive housing. We were given a database from the City of LA. Del Rey Square. Also Playa Vista. The only 2 housing projects at this time. I am not prepared to answer the question on evictions.
Question: What control does community have? How high will this be?

Answer: 6 levels. 5 levels above ground. Because Expo is less than ½ mile away. They have increased density availability up to 12 levels. This project is much less.

Question: Does the Council have any say on this project?

Answer: The WLASNC will have a PLUM committee with recommendations.

Question: How much pull do we have with Bonin’s office?

Answer: You need to ask Councilmember Bonin.

Question: Where do you live?

Answer: Sherman Oaks

Question: Zoning change required?

Answer: person from 360 says a new zoning plan is required. As well as height and density. This is being worked on this.

Question: What is definition of affordable housing?

Answer: It is in the packet passed out by TSA. Goes by federal guidelines.

Question: Is there any mechanism to prioritize neighborhood residents or those not currently in the database?

Answer: We have limited control. We can work with LA County/SPA 5 to ensure we are making an impact on this community.

Answer (Jay R.): Due to fair housing laws cannot discriminate based on location.

Jamie K: Please write to your councilperson (Bonin)

Audience member (Tim): I live in the neighborhood. I have worked with TSA. I would encourage people to check out the other 2 sites. We have 60,000 homeless. This is one solution for a small number of these folks.

Question (Rosie): community rooms question.

Answer: there are some projects that have retail as well as shared community space.

Question (Ron M): Why not more subterranean parking? Answer: it is a consideration.

Question: Can you put public documents onto the website?

Answer: [not audible]

Question: How many application?

Answer: 55 applicants. Some were listed as potential developers.

Question: If you can’t discriminate how do you prioritize families?

Answer: There are minimum and maximum depending on whether 1, 2 or 3 bedroom units.

Question: Some not for this meeting but will be forwarded to Bonin.

Turn 8:45 pm.

Tsa.housing.com