

MOTION

On September 9, 2020, the Controller released a report, *Meeting the Moment: An Action Plan to Advance Proposition HHH*, which is currently being vetted by the Council’s Personnel, Audits, & Animals Welfare Committee (Council File No. 20-1145). One of the recommendations of the report, is to amend the Adaptive Reuse Ordinance (Ordinances No. 172571 and 175038) to permit *by-right* Supportive Housing and Transitional Housing in adaptive reuse projects.


Proposition HHH, the *Permanent Supportive Housing & Facilities Infrastructure Stabilization Ordinance* (Ordinance No. 185523), Council File No. 17-0090-S1), was overwhelmingly approved by the voters in 2016, and authorized the city to issue up to \$1.2 billion in general obligation bonds to partially subsidize the development of up to 10,000 supportive housing units for individuals and families experiencing homelessness with the aim of reducing homelessness by acquiring, developing, or remodeling supportive housing and facilities, including transitional housing, restrooms, showers, health clinics and storage. Therefore, the goals of HHH were clear, to use HHH funds to support new affordable housing units, temporary shelters and service facilities, and also provided for a citizen oversight and a yearly financial audit by the City Controller.



In 2019, the Controller recommended reallocating funds to lower-cost projects and streamlined permitting. In the 2020 report, the Controller recommends that the city should focus on a viable plan that would spend available HHH dollars by constructing transitional housing and prioritize adaptive reuse. These latest recommendations are critical, inasmuch as the Controller further determined that homelessness in the city has jumped to 41,290 according to the 2020 *Greater Los Angeles Homeless Count*, up to 16 percent from 2019, and 45 percent since the passage of Proposition HHH in 2016.

While the Adaptive Reuse Ordinance may be used to facilitate the conversion of older, economically distressed or historically significant buildings from commercial office space into other residential uses, such as hotel rooms, live/work spaces, and apartment and condos, Supportive Housing and Transitional Housing are currently not defined as a ‘project’ or considered ‘main uses’ in the city’s Municipal Code, and therefore, ineligible for adaptive reuse. The Planning Department and the Department of Building and Safety, need to explore the feasibility of amendments to the Adaptive Reuse ordinance to capture supportive and transitional housing as eligible conversion projects, inasmuch as the Department of Building and Safety already permits supportive and transitional housing as an accessory to the residential use.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety, and in consultation with the City Attorney, to prepare a report with recommendations as to the feasibility of amending the *Adaptive Reuse Ordinance* (Ordinances No. 172571 and 175038), as follows: (1) amend the definition of an Adaptive Reuse project in Municipal Code Section 12.22 A.26, to include Supportive Housing and Transitional Housing as eligible dwelling uses for conversion; (2) waive minimum Floor Area per dwelling unit, or guest room, for Supportive Housing and Transitional Housing developments; (3) allow the required number of off-street parking spaces to be the same as the number of spaces that existed on the site, or reduced to the Supportive Housing, or Transitional Housing parking requirements; (4) allow *by-right* conversions of Supportive Housing and Transitional Housing through Adaptive Reuse projects citywide.

PRESENTED BY: 
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