

Community Impact Statement Recommendation

To: Downtown Los Angeles Neighborhood Council Board
From: Livability Committee
Date Approved by Committee: 09/14/23
For Board Consideration on: 10/10/23

Re: Council File 23-0737: 217 West First Street / North Broadway / Temporary Homeless Housing / Utilities / Future Park

Motion or Recommendation of the committee:

The Livability Committee recommends a vote on [CF 23-0737](#).

For	
For if amended	X
Against unless amended	
Against	

Committee Vote Count: Yes (5), No (0), Abstention (0), Absent (0), Recused (0)

Summary:

Project Background Information

- The Mayor's Office has been working with the State on developing the site, with CD14 involved in discussions.
 - The State of CA is funding the entire project, which is unprecedented.
 - The site will be designed by the State Architect, versus prior housing sites being designed by the City's Bureau of Engineering.
- The project will have up to 200 beds
 - CD14 has raised concerns with having large sites, and has suggested splitting the site into two – one for women and the other for men with different entrances.
- CD14 is committed to having this site address the homeless population in Downtown.
 - Community feedback is welcome
 - Areas of focus for outreach
 - Art installation on surrounding walls
 - Service provider expectations
- General Projected Timeline
 - Initial design concept within 5-6 weeks
 - Provider selection will follow
 - Construction is projected to start no earlier than Q1 2024
- The Council voted unanimously in support of the motion on 8/30/23

The Council File instructs:

1. The Bureau of Engineering (BOE) to develop a design for temporary homeless housing on the parcel located at 217 West 1st Street, APN 5161 005925 (First and Broadway).
2. The BOE to conduct an analysis of the suitability - as measured by factors including but not limited to: resident safety and quality of life, staff safety, and access to on-site services -of various types of temporary housing in the design proposal.
3. The BOE to coordinate with the Department of Recreation and Parks on the placement of all utilities at First and Broadway to ensure optimal placement for future park usage.
4. The City Administrative Officer to identify the necessary funding to construct temporary homeless housing on the aforementioned site.
5. Requests that Los Angeles Homeless Services Authority prioritize unhoused individuals in Downtown Los Angeles for placement in all temporary units at the site.

In addition, on August 16, 2023, the City Administrative Officer (CAO) requested that the Housing and Homelessness Committee [amend the recommendations](#) of the Council File 23-0737 Motion (De León – Blumenfield) dated June 28, 2023 as follows:

1. Delete recommendation 4.
2. Amend to the following recommendations
 - a. Instruct Bureau of Engineering (BOE) to coordinate design and technical reviews of the State's design proposals in collaboration with other City Departments for the temporary homeless housing project located at 217 West 1st Street, APN 5161005925.
 - b. Instruct BOE to review and collaborate with the State's analysis of the site's suitability- as measured by factors including but not limited to: resident safety and quality of life, staff safety, and access to on-site services-of various types of temporary housing in the design proposal.

MOTION

Across the street from Los Angeles City Hall, at the corner of 1st Street and Broadway, is the site of a 1931 state office building red-tagged after the 1971 Sylmar earthquake, and partially demolished in 1976. In 2013 the lot was finally purchased by the City of Los Angeles from the State of California with the intention of turning it into a park to complement Grand Park next door. Following acquisition, the City held a design competition, solicited community feedback, and ultimately selected a design for a state-of-the-art park featuring a restaurant, arts plaza, and ample shade trees. As the project progressed it became clear that the cost to build the project as designed dramatically outpaced the funding available to construct it.

Over the decade of City ownership of First and Broadway, the number of Angelenos experiencing homelessness has increased exponentially. In Downtown Los Angeles alone, nearly 7,000 people – about one sixth of the City's unhoused population – are currently experiencing homelessness. Since October 2020, Council District 14 has added over 1,800 beds to the City's stock of temporary housing however more units are still urgently needed to bring people inside as soon as possible

While the City remains firmly committed to the goal of turning this parcel into a recreational space that can be enjoyed by all Angelenos, the homelessness crisis demands an "all hands on deck" approach. The City must use 217 West 1st Street, Assessor Parcel Number (APN) 5161005925 to provide additional temporary housing for people experiencing homelessness in Downtown Los Angeles.

I THEREFORE MOVE that the Bureau of Engineering (BOE) be instructed to develop a design for temporary homeless housing on the parcel located at 217 West 1st Street, APN 5161005925 (First and Broadway).

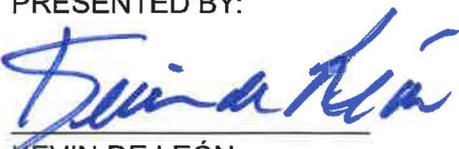
I FURTHER MOVE that BOE be instructed to include an analysis of the suitability – as measured by factors including but not limited to: resident safety and quality of life, staff safety, and access to on-site services – of various types of temporary housing in the design proposal.

I FURTHER MOVE that BOE be instructed to coordinate with the Department of Recreation and Parks on the placement of all utilities at First and Broadway to ensure optimal placement for future park usage.

I FURTHER MOVE that the City Administrative Officer be instructed to identify the necessary funding to construct temporary homeless housing on the aforementioned site.

I FURTHER MOVE that the Los Angeles Homeless Services Authority be requested to prioritize unhoused individuals in Downtown Los Angeles for placement in all temporary units at First and Broadway.

PRESENTED BY:


 KEVIN DE LEÓN
 Councilmember, 14th District

SECONDED BY:



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October 10, 2023

**Re: Community Impact Statement on CF 23-0737: 217 West First Street / North Broadway /
Temporary Homeless Housing / Utilities / Future Park**

To Whom It May Concern:

At our regularly held public meeting on **October 10, 2023**, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to provide the following comments below:

The Downtown Los Angeles Neighborhood Council submits this Community Impact Statement **in support if amended** of CF 23-0737: 217 West First Street / North Broadway / Temporary Homeless Housing / Utilities / Future Park

The homelessness crisis in Los Angeles is a pressing issue that demands immediate and effective action. With nearly 7,000 people experiencing homelessness in Downtown Los Angeles alone, the urgency of the situation cannot be overstated. We acknowledge the City Council's efforts to address this crisis, including the recent motion to establish temporary homeless housing at the City-owned site on First and Broadway.

With Downtown having both the largest concentration of individuals experiencing homelessness, as well as providing the majority of both interim and permanent supportive housing, our community has ample, long-term experience with solutions to addressing this crisis. As such, it's imperative that we leverage our successes and lessons learned to provide a solution that meets the needs of all the communities we serve. There have been too many instances where the environmental impact of programs has been detrimental to quality of life when community concerns are not remedied.

DLANC is in full support of interventions to address the homelessness crisis. However, our support is conditioned on the following points being addressed and implemented to the fullest extent for this temporary housing site:

1. **Transparency and Community Involvement:**

Due to the proximity to multiple equity-burned communities such as Chinatown, Downtown, and Little Tokyo, it is imperative to hold **community/public forums** prior to and during the design phase. This enables opportunities to educate the community and address public concerns. In addition, provide regular updates to stakeholders and other interested parties throughout the design, implementation, and operational period of the site.

2. **Preserve Future Site Uses:**

Work with the Department of Recreation and Parks and the Bureau of Engineering to ensure the **future feasibility of the lot for open space/ park space** as initially intended with the *First & Broadway* (FAB) Park Proposal. Concurrently, work with relevant City departments and the City Attorney to **create an ordinance** specifying the maximum duration of time the site may be used for temporary housing in accordance with Los Angeles City Charter Section 594(d).

3. **Security:**

Provide enhanced **public safety patrols** around the site utilizing existing city resources within the Civic Center area to ensure vulnerable members housed onsite and adjacent communities are safe from illicit activities. Additionally, fencing around the site should allow for some **visibility and transparency** to the street, while maintaining privacy for onsite residents, to avoid the creation of dead space around the facility. Due to the proximity of this site to *Gloria Molina Grand Park's* playground and public restroom facility, security and safety are of paramount importance to provide a welcoming environment for the adjacent park.

4. **Community Beautification:**

Consider creating a **temporary public art component** such as murals or decorative elements, along the fenceline of the housing site to create a more inviting experience around the site while maintaining safety sightlines on the street. In addition ensure operational maintenance plans are in place to clean and maintain the perimeter of the facility during the lifespan of the site.

5. **Lighting:**

Installation and enhancement of existing pedestrian and **perimeter lighting** at the public right-of-way (PROW) adjacent to the site. This can include the installation of LADWP Outdoor Area Lighting fixed to Bureau of Street Lighting light poles. Security lighting illuminating the PROW should be emphasized on the street frontage along 1st and Spring Streets.

6. **Community Accessibility:**

Creation of a dedicated site specific **Community Liaison Officer** that stakeholders, CBO's, Neighborhood Councils, Business Improvement District, and Council Office can reach when issues occur.

7. **Addressing Vulnerable Populations:**

Work with service providers, LAHSA and other CBO's to ensure **prioritization of placement** of unhoused individuals **from within Downtown Los Angeles**. Emphasize placement of families, couples, and other sensitive populations that are often forgotten during the housing placement process. Ensure social and mental health services are adequate for the acuity of the individuals housed onsite. Additionally, create a mandated pipeline to transition individuals to permanent supportive housing or other appropriate care models. Alternatively, ensure that any exit plan emphasizes that individuals are retained in interim housing and do not return to the street.

* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON OCTOBER 10, 2023 *

Sincerely,

Claudia Oliveira
President,
DLANC

Debby Zhou
Chair,
DLANC Livability Committee

Cc:

Council District 14 (via email)
Office of the Mayor, Housing & Homeless Solutions (via email)
Bureau of Engineering (via email)
Department of Recreation & Parks (via email)
LAHSA (via email)
Arts District Little Tokyo Neighborhood Council (via email)
Downtown Center Business Improvement District (via email)