

# **Venice Community Housing**

## *Building Affordable Housing and Communities since 1988*

- 216 affordable housing units in 15 buildings in  
Venice, Mar Vista and Del Rey
- Responsive and flexible programs and services  
that support low-income and homeless adults,  
youth and children
  - Protect and promote diversity in Venice
  - Active neighbors and partners to immediately  
surrounding neighborhoods and Venice as a whole

# Definitions

- **Affordable Housing** is affordable to individuals and households with incomes from 30% to 60% of the area median income (AMI) for LA County.
- **Supportive Housing** is a subset of affordable housing that is available to individuals and families who are homeless at the time of entry. On-site social services assist people with disabilities, health problems, disconnection from employment, and other challenges.

# Affordable and Supportive Housing Enhances Communities



Rehabilitation/Preservation, Affordable Housing  
6<sup>th</sup> Ave, Venice



New Construction, 100% Supportive Housing  
Beach Ave, Del Rey  
(architects: Brooks + Scarpa)

# Supportive Housing Transforms Lives and Saves Public Money



## Did you know?

It costs fewer tax payer dollars to provide housing than it does for a person to live on the street.

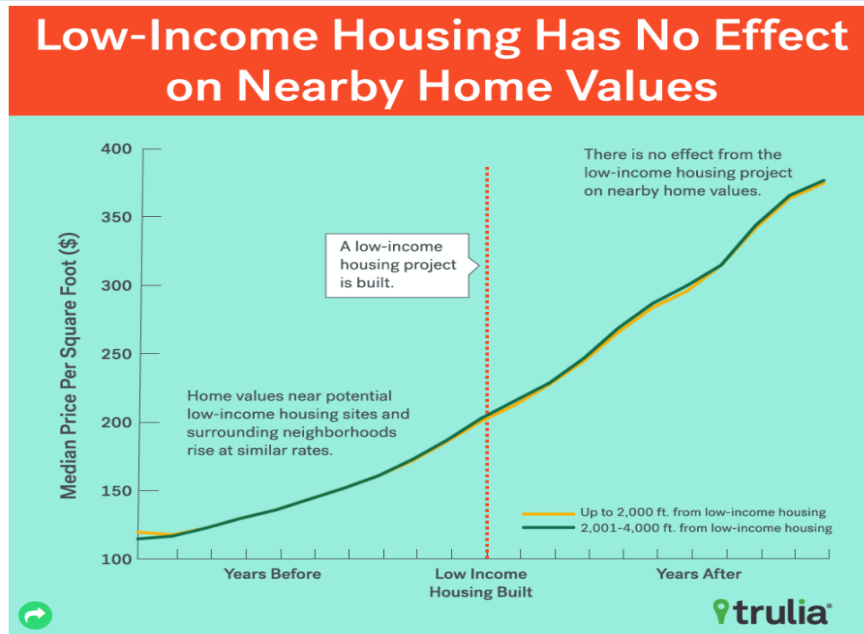
The best part is housing our neighbors works, and is much cheaper than leaving them on the streets.

	Pre-Housing	Post-Housing
<b>PATH</b> <small>LOOKING UP HOME</small>		
Inpatient Hospital Costs	\$22,738	\$12,982
Out-Patient Hospital Costs	\$1,771	\$238
Emergency Services (ER, Paramedics)	\$10,163	\$2,280
Mental Health and Substance Abuse Costs	\$4,644	\$972
General Public Assistance (Food Stamps, General Relief, Housing Vouchers)	\$2,577	\$351
Jail and Corrective Services (Sheriff, Probation, Mental Health and Medical in Jail)	\$21,916	\$91
<b>TOTAL</b>	<b>\$63,808</b>	<b>\$16,913</b>

Stats from Economic Roundtable numbers in 2012 dollars. Infographic created by PATH.



# Affordable and Permanent Supportive Housing Communities are Good Neighbors

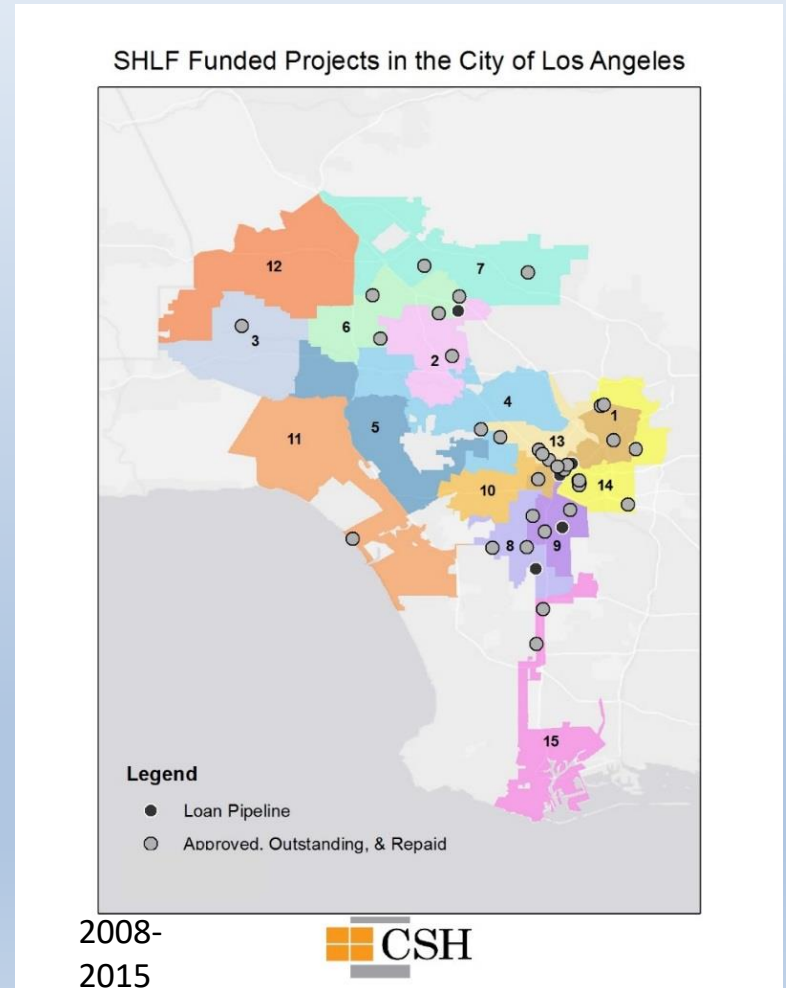


Multiple studies show that affordable and permanent supportive housing has contributed positively or had no impact on surrounding property values, and has contributed positively to community safety.

# Existing Supportive Housing in Los Angeles: Less than 1% is in Venice

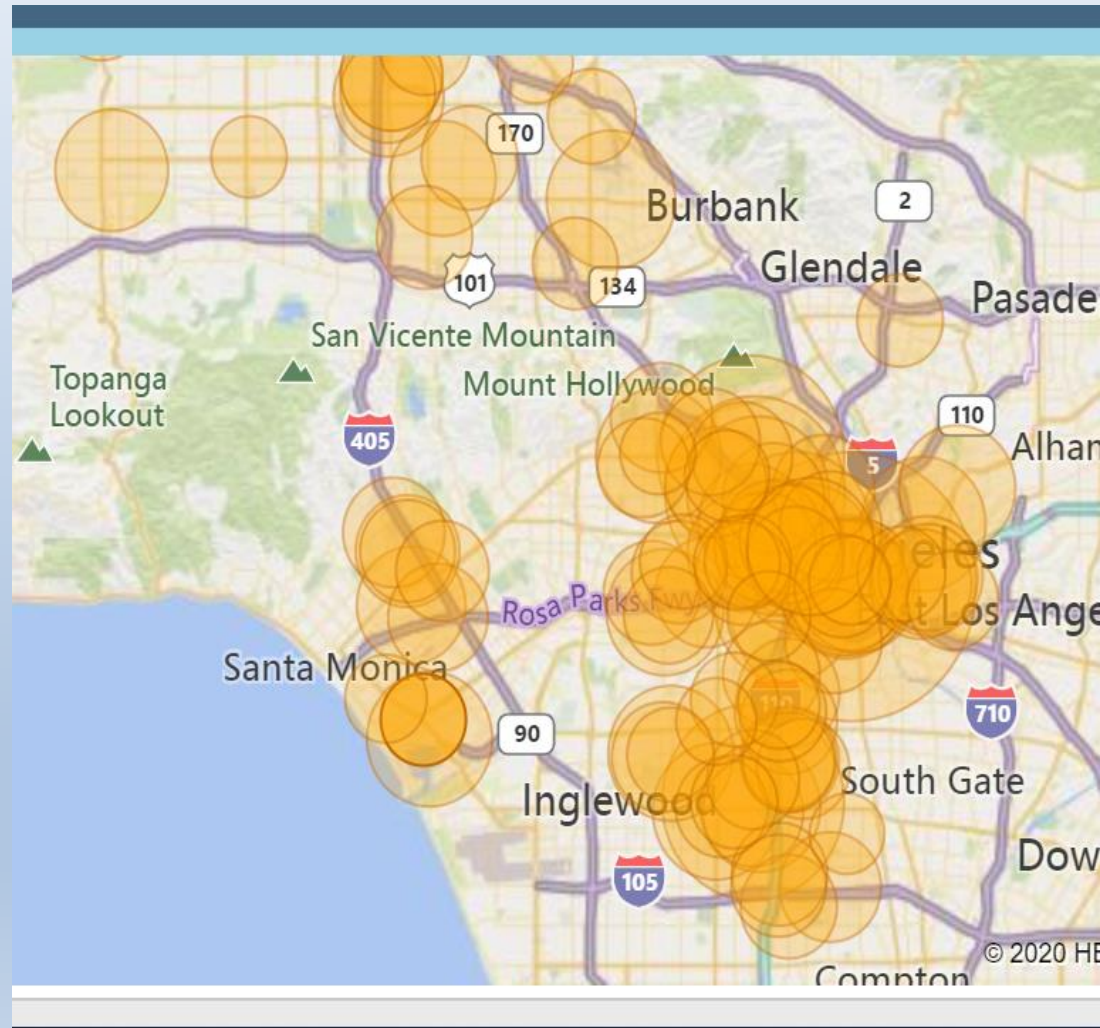
For the past 25 years, between 200 and 300 new Supportive Housing units were produced Citywide per year.

Of the approximately 6,500 Supportive Housing units existing in the City, 42 units are in Venice.



# Funded, Future Supportive Housing in Los Angeles: Less than 2% is in Venice

- Since November 2016, including the passage of Measure HHH, the City has funded and/or approved 143 new supportive housing developments, with 9,544 units.
- 544 of these units are in 9 developments in Westside communities (6%).
  - 185 are on the VA Campus (3)
  - 186 units are in West LA (3)
  - 173 are in Venice (3, including Lincoln Apartments)







FAMILY



ARTS



SENIOR

Prepared for  
VCHC

Lincoln Apartments



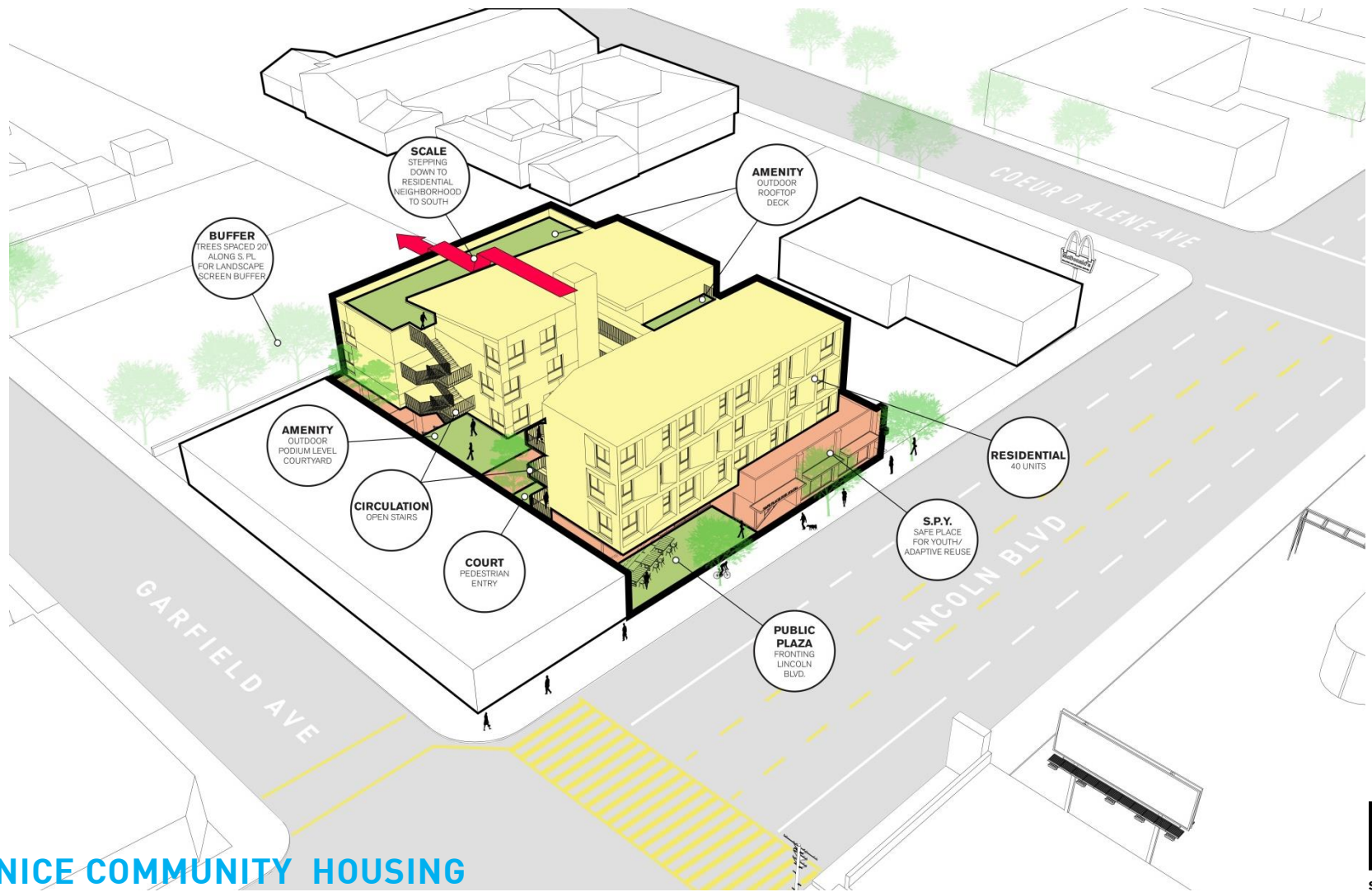
**studioneleven**

February 3, 2020





**VENICE COMMUNITY HOUSING**  
**LINCOLN APARTMENTS**



**VENICE COMMUNITY HOUSING**  
**LINCOLN APARTMENTS**

# Lincoln Apartments Components

- Based on community and partner input, best practices, affordable housing financing requirements, and preliminary land use analysis, we are proposing the following elements for this site:
  - **40 homes**, 39 supportive housing units and **1 resident manager** unit
    - 50% (20 units) for those who have experienced chronic homelessness
    - 50% (19 units) for transition aged youth (18-24) who have experienced homelessness
    - Studios (28), 1 bedroom (9) and 2 bedroom units (3)
  - **3 full-time professional social services staff with offices on-site**, as well as multiple service partners, providing comprehensive, integrated services and support for tenants
  - **Open and Green Spaces**
  - **Safe Place for Youth** offices, social services and community-serving space on the ground floor
  - **Parking** for staff. We are proposing zero residential parking, as allowed by local and state codes for supportive housing.





**VENICE COMMUNITY HOUSING**  
**LINCOLN APARTMENTS**







**VENICE COMMUNITY HOUSING**  
**LINCOLN APARTMENTS**





**VENICE COMMUNITY HOUSING**  
**LINCOLN APARTMENTS**







**VENICE COMMUNITY HOUSING  
LINCOLN APARTMENTS**

# Lincoln Apartments: Path to Approval

- Approvals sought through the City of Los Angeles Department of City Planning, via:
  - Hearing Examiner hearing in March 2020
  - City Planning Commission hearing/decision in March/April
- Use of the State density bonus, with off-menu incentives for height, step-back, parking, loading zone, yards and passageway reductions, and floor area.
- Requests for Coastal Development Permit, Conditional Use Permit, Project Permit Compliance, Design Overlay Plan Approval, Waiver of Dedication and Improvement, and Mello Act Compliance
- CEQA Exemption via AB 1197 (state law passed fall of 2019)
- Additional funding sources to be secured after this land use approval process; Measure HHH funds are the only secured source as of now

THANK YOU