



National CORE Senior Housing Project in Eastern Unincorporated L.A. Fact Sheet for Community Members

Last updated: April 27, 2023

Project location: 740 E. Foothill Blvd., San Dimas, CA 91773

Project developer:

- The developer of the project is [National CORE](#), a non-profit organization.
- Two additional non-profit agencies ([The People Concern](#) and [Hope through Housing Foundation](#)) – are homeless service providers and project partners.

Approval status and authorities:

- Due to recent changes in **State law**, this project is subject to “by-right” approval and is not required to have public hearings.
- Additionally, because this is a by-right approval, the Regional Planning Commission and the Los Angeles County Board of Supervisors do not have discretion over the approval of this project.
- This project has **not** been given land use approval through Los Angeles County’s Department of Regional Planning. The Department is continuing to work with the project’s developer to address concerns raised by my office that are within the Department’s ability to require of the developer.

Project description:

- The proposed project is a five-story, 54-unit permanent supportive housing project for seniors who are working or retired and are experiencing homelessness.
- Seniors eligible to live here must be 55 years or older.

- The proposed project will provide a variety of onsite amenities, including a community center hub for supportive services and community programs accessible to all residents who live onsite and in surrounding neighborhoods.
- The project will include one property manager unit on site. A manager will live here and will remain accessible 24 hours a day, seven days a week.
- The project will also include space for 19 parking spots, 48 long term bicycle spots, and six short term bicycle spots.
- Click [here](#) to view renderings of what the completed project may look like.

Who will be helped by the project:

- **Elderly homeless individuals** from the surrounding community would be housed and helped by this project.
- The non-profit project partners will use the [Los Angeles Coordinated Entry System](#) to identify seniors who will be offered an opportunity to live here.
- There are some important exclusions. Anyone who is a sex offender or convicted of a violent crime within the last five years is **ineligible** to live here.

State laws relevant to this project:

- Per [California Assembly Bill 2162](#), permanent supportive housing projects are exempt from discretionary approvals from the local land use authority.
- Per California [Public Resources Code Section 21080\(b\)\(1\)](#), the Project is statutorily exempt from the California Environmental Quality Act (CEQA), which was established to ensure that impacts from projects are evaluated and mitigated before projects are allowed to move forward.
- Per [State Density Bonus Law](#), the Project is entitled to incentives and waivers that allow for exemptions from requirements such as minimum rear and side yard setbacks, as well as exemption to maximum height restrictions.

As a result of these laws, **my office and the County are severely restricted by State Law. We cannot lawfully deny this project or impose additional requirements** to address community concerns and to better integrate the development into the surrounding land use standards. This project is a stark reminder of the State's continued erosion of local control and land use authority.

Funding background:

- This project was tentatively eligible for an award of a \$7 million grant through the Los Angeles County Development Authority's (LACDA) Notice of Funding Availability (NOFA) 28. The total project cost is estimated at \$35 million.

- The NOFA process is independently run by LACDA, which establishes guidelines for project eligibility and scoring criteria.
- According to LACDA, the project has met all the eligibility and qualification criteria for the NOFA application process.

Community engagement and notifications – timeline and next steps:

- Fifth District staff was made aware of the proposed award of funding to the project on **April 7, 2023** and was told the funding would be before the Board of Supervisors for action on **April 18, 2023**.
- My staff failed to appropriately communicate with the cities of San Dimas and La Verne to make them aware that this project was potentially being awarded funds and that the Board would be acting on it on April 18, 2023. *This was a significant oversight on the part of my staff, and my office has apologized for the lack of communication with the cities.*
- Based on the above, and to allow more time for discussion about the project, including a robust community engagement process that I believe should take place, I postponed the potential award of \$7 million to the project on April 18, 2023. **I initially postponed it until May 16, 2023, but it will now return to the Board at a later date to allow for meaningful engagement with the community.**
- My staff members have had multiple conversations with National CORE, who has agreed to engage the community through multiple meetings to fully brief them on the details of the proposed project, including in-person and virtual opportunities.
- **National CORE will host a community meeting on Tuesday, May 9, 2023 from 5:30 p.m. to 6:30 p.m.** You may participate in this meeting virtually. More information about the meeting will be posted as soon as it is available at www.nationalcore.org/740-foothill.
- Although this project is allowed to move forward without local approval, **National CORE granted my request for this project to *exclusively* serve seniors and senior veterans.**
- I am committed to being transparent with the unincorporated community where this project is located, as well as the adjacent cities of San Dimas and La Verne.

Contact information:

- Questions about this project should be directed to National CORE at 740Foothill@nationalcore.org.
- My staff can be reached at either my East San Gabriel Valley Field Office at (909) 394-2264 or my office in downtown Los Angeles at (213) 974-5555.