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Ms. Miranda Pastor  
Office of the Los Angeles City Clerk  
City Hall  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012

C.F. 12-0422

Re: Notice of Public Hearing on Establishing the Downtown Center Business Improvement District ("DCBID"), Tuesday, June 12, 2012 at 10:a.m., Council File 12-0422/  
Council Districts 9 &14

Dear Ms Pastor:

I am writing to you as President and Chief Executive Officer of Retirement Housing Foundation, the sole nonprofit sponsor of Angelus Plaza ("Angelus"), the nation's largest nonprofit HUD Section 8 subsidized affordable housing community for seniors. I would like to lodge a protest of the Downtown Center BID assessments being made against the two parcels upon which Angelus Plaza is built. The buildings are zoned R5-4D and R5-4D, C2-4D (200 South Olive carries two zone designations), respectively and are located on two parcels:

255 South Hill Street (APN: 5149010264)  
200 South Olive Street (APN: 5149010023)

Angelus is home to 1,364 elderly residents who meet affordability requirements established by the United States Department of Housing and Urban Development, as well as the Community Redevelopment Agency of the City of Los Angeles.

We became aware of the DCBID a few years ago when it was established and went on record opposing it with respect to Angelus Plaza. We believed then and still believe the BID was never intended to assess residential affordable elderly housing projects such as Angelus Plaza. We mistakenly believed our exemption would have been approved.

When we received the recent mailing in connection with the hearing set for Tuesday, June 12, 2012 at 10 a.m., we noted in the materials that properties zoned "solely" for residential use are exempt from the BID (According to the BID Management Plan, Section 5, page 24). We realize



the City's zoning code may allow other non-residential uses within these zoning classifications. The fact is that there are specific zoning use restrictions through a zoning variance, see enclosed Case No. ZA 2008-3792(ZV). There is also a use restriction that runs with the land in favor of CRALA that restrict the use of the building to affordable senior rental housing, see the enclosed CRALA use restrictions. As you can see from these documents, the properties are restricted solely for residential use in spite of the zoning designation and as such should be eligible under the DCBID District Management Plan for an assessment exemption based on the reasons above. In closing, we are submitting ballots indicating a "no vote" on the renewal of the bid (enclosed).

Sincerely,

**Retirement Housing Foundation**



Laverne R. Joseph  
President & CEO

Enclosures

cc: Jan Perry, Councilwoman, 9<sup>th</sup> Council District  
Hal Bastian, DCBID

From: (562) 257-5129  
Traci Maxwell  
Retirement Housing Foundation  
911 N. Studebaker Road  
  
Long Beach, CA 90815

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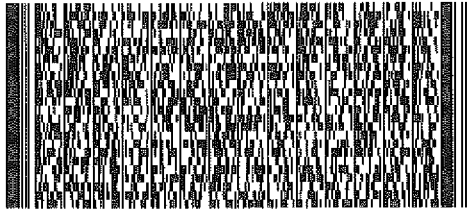


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