



February 22, 2018

The Honorable Jose Huizar
Los Angeles City Council, 14th District
200 N. Spring Street, Room 465
Los Angeles, CA 90012

Re: Proposed Lorena Plaza Project (CF. 16-0503 and Planning Case
No. DIR-2015-1998-DB)

Dear Councilman Huizar:

As you are aware, A Community of Friends (ACOF) has been working diligently for the past several months to address concerns raised by the Planning and Land Use Management (PLUM) Committee at its meeting on August 15, 2017 and by El Mercado, the appellant that challenged the City's approval of the Mitigated Negative Declaration for the project by filing a CEQA appeal with the City Council. It is our understanding that the primary concern for PLUM was the soils condition of the property. To alleviate any concerns over potential health and safety impacts from any contaminated soil on site, ACOF agrees to conduct a Phase II soils analysis prior to receiving a building permit and starting construction.

Additionally, based on multiple discussions and negotiations, I am writing to confirm the changes we intend to make to the project to satisfy these concerns:

General Description and Operations

- 1) The 49-unit building, a mix of one, two and three-bedroom apartments, will primarily serve families. 50% of the apartments (24) will be reserved for families experiencing homelessness, of which 50% will be for families with disabilities (12). The remaining 50% (24 apartments) will be regular affordable apartments, targeting veterans and their families. One remaining apartment will be for the property manager.
- 2) Although best practices indicate that two case managers will be sufficient for this tenant mix, ACOF commits to seeking additional funding to provide a third services staff.
- 3) Tenants will be asked to sign a disclosure statement acknowledging the restaurant hours and operations at El Mercado.
- 4) Comprehensive surveillance system (cameras) and onsite security personnel will be provided.

CHIEF EXECUTIVE OFFICER
Dora Leong Gallo

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Design and Construction

- 1) All windows and openings facing El Mercado's building will be removed.
- 2) Sound reduction methods (e.g thicker walls and insulation) throughout the project, including the wall facing El Mercado, will be added.
- 3) The building along First Street will be set back greater than the 15' standard sidewalk to increase El Mercado's visibility for traffic heading eastbound on 1st Street (ranging from 25' to 50').

Traffic and Parking


- 1) The alley between the building and El Mercado will be widened by approximately 2.5' to give El Mercado the option of creating two lanes in the alley.
- 2) Signs will be posted in the Lorena Plaza garage indicating no parking at the El Mercado lot.
- 3) Residential tenants' cars will have 'Lorena' parking stickers to make vehicles easily identifiable.

Commercial Space

- 1) Community-serving uses will be incorporated into the retail space (currently intended to be a YMCA and an early learning center/childcare).
- 2) Subject to reaching agreement on lease terms and conditions, ACOF will offer to lease up to 5,000 square feet of commercial space to El Mercado for neighborhood serving retail uses at a community rate (and with a prohibition of certain uses such as a liquor store, pawn shop, gun shop, etc.).

As a long time developer of supportive housing currently operating 43 buildings throughout Los Angeles and Orange counties (housing over 2,000 adults and 600 children), A Community of Friends has a unique understanding of community concerns relating to homelessness. We are adept at balancing the concerns of the community with the public policy objective, and our mission, of ending homelessness for those most vulnerable. Over the past year, we have remained optimistic and steadfast in our belief that we can reach resolution on the Lorena Plaza project. We thank you for working with us and trust you will agree that the measures outlined above are substantial and responsive to the community's concerns. Please let me know if you have any questions.

Sincerely,


Dora Leong Gallo
Chief Executive Officer