



August 4, 2017

The Honorable José Huizar
Councilmember, District 14, and
Chair, Planning & Land Use Management Committee
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, California 90012

Re: C. F. 16-0503 – Lorena Plaza Project

Dear Chair Huizar:

I write to express St. Joseph Center's strong support for A Community of Friends' proposed Lorena Plaza Project in Boyle Heights. I urge the Planning and Land Use Management Committee (PLUM) to move forward as swiftly as possible with this mixed-use development, which will provide crucial permanent supportive housing for very low-income and disabled residents.

Every day, St. Joseph Center staff face the challenge of finding affordable units for homeless individuals and families living on Los Angeles's Westside and in South Los Angeles. The job becomes tougher and tougher as the numbers of homeless individuals rise while the stock of affordable housing in the City remains severely limited. We are heartened by A Community of Friends' effort to address this root cause of homelessness with its Lorena Plaza Project.

In neighborhood after neighborhood in Los Angeles, nonprofits' efforts to help people in poverty have met with opposition. St. Joseph Center is no stranger to this opposition. The CEQA appeal filed by the owners of a property adjacent to Lorena Plaza appears, in light of the owners' public statements, to be no more than a stalling tactic that hurts our communities' most vulnerable members.

With passage of Proposition HHH and Measure H, voters have sent a clear signal: they want their elected representatives and partners to find solutions to the problem of homelessness—not to delay them unnecessarily.

On behalf of those we serve, I ask that PLUM apply the same standards to this project as it has to many other affordable housing projects in the City and deny this CEQA appeal.

With thanks for your time and consideration,

Va Lecia Adams Kellum, Ph.D.
President & CEO

St. Joseph Center

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Venice, CA 90291-8633

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310-396-6468

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310-392-8402

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August 4, 2017

Chair Jose Huizar and
Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012
c/o City Clerk clerk.plumcommittee@lacity.org

RE: C.F. 16-0503 – Lorena Plaza project

Dear Chairman Huizar and Members of the PLUM Committee:

I am writing in support of the Lorena Plaza project and to urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the Rosados.

The proposed 49-unit Lorena Plaza project would help Los Angeles address the homeless crisis the City is experiencing. Half of the apartments would also be dedicated to veterans and their families. As you know, this project is similar in size to many other affordable housing projects in the City of Los Angeles which also received mitigated negative declarations. The issues identified in the CEQA appeal are not significant enough to require more than this determination. The appellant has also consistently raised issues related to the mental health status of the proposed tenants, belying their true opposition.

At Abode Communities, our organization has been rooted in community development throughout the greater Los Angeles since 1968. More than an affordable housing provider, our work fosters a culture of housing inclusion by integrating families and individuals with neighborhoods so communities at-large can thrive. We believe in the reputation and work of A Community of Friends and trust that they have incorporated any legitimate community concerns into their plan, and that Lorena Plaza would add value to the neighborhood.

I urge you to deny the appeal and allow this noteworthy project to proceed and provide much needed affordable housing to Los Angeles' veterans and their families.

Sincerely,

A handwritten signature in black ink, appearing to read "RH", is written over a large, stylized flourish that extends to the right.

Robin Hughes
President & CEO

DOWNTOWN WOMEN'S CENTER



August 4, 2017

Chairman José Huizar and
Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012
c/o City Clerk
clerk.plumcommittee@lacity.org

RE: C.F. 16-0503 – Lorena Plaza project

Dear Chairman Huizar and Members of the Committee:

I am writing in support of the Lorena Plaza project, and to urge the Planning and Land Use Management Committee to deny the CEQA appeal filed by the Rosados.

As the Executive Director of an agency that has been working to address women's homelessness in the Skid Row neighborhood of Los Angeles for 38 years, I feel strongly that the long-term solutions to homelessness must include the development of permanent supportive housing.

The homeless crisis is visible throughout Los Angeles, including Council District 14, where this project is located. With the passage of Measure H and Proposition HHH, the voters have demonstrated that they want homeless to be significantly reduced in Los Angeles. That will only be possible if we allow permanent supportive housing projects to be developed throughout the City, including this project.

The proposed 49-unit Lorena Plaza project will help Los Angeles address the homeless crisis the City is experiencing. Half of the apartments will also be dedicated for veterans and their families.

As you know this project is similar in size to many other affordable housing projects in the City, which also received mitigated negative declarations. The issues identified in the CEQA appeal are not significant enough to require more than this determination. The appellant has also consistently raised issues related to the mental health status of the proposed tenants, exposing their true opposition. I urge you to deny the appeal and allow the project to proceed.

Sincerely,



Anne Miskey
Chief Executive Officer

LA FAMILY HOUSING

August 4, 2017

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Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012

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Dear Chairman Huizar and Members of the PLUM Committee:

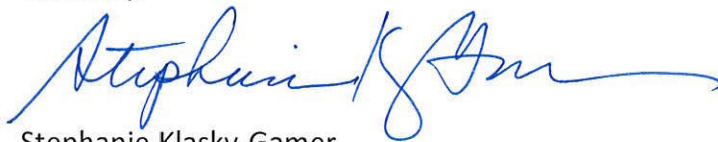
I am writing in support of the Lorena Plaza development, and to urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the El Mercado, the next door neighbor of the proposed project.

Lorena Plaza, the proposed 49 residential unit community will help Los Angeles address the homelessness crisis that our city is experiencing. As homelessness jumped a staggering 20 percent in the past year, there is much need for a development like Lorena Plaza. We urge you to continue the great momentum from last year's overwhelming support of Prop HHH in finding solutions to end homelessness.

With a 15-1 vote by the Boyle Heights Neighborhood Council, it shows strong community support for this well-designed development. We hope you as well as the Committee will consider this development based on its merits instead of being stymied by the opposition of a few individuals.

I urge you to deny the CEQA appeal and allow the project to proceed.

Sincerely,



Stephanie Klasky-Gamer
Chief Executive Officer/President

Project New Hope

Email: clerk.plumcommittee@lacity.org

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Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012
c/o City Clerk

RE: C.F. 16-0503 – Lorena Plaza project

Dear Chairman Huizar and Members of the PLUM Committee:

Please accept this letter as an **urgent request in support of the Lorena Plaza project**, and an appeal to the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the Rosados,

As the Executive Director of Project New Hope, a non-profit agency that provides low-income housing to homeless families and individuals with disabilities, it saddens me to know that the opposition of a few individuals stands in the way of this new and much needed development.

I understand that you are familiar with this project and know that it is similar in size to many other affordable housing projects in the city of Los Angeles, which also mitigated negative declarations. The concerns brought to your attention in the CEQA appeal are not significant enough to require more than this determination and since the appellant consistently raises issues regarding the mental health status of the proposed tenants, it brings to light their real intent of denying housing to the most vulnerable Angelenos.

As you well know, the current homeless crisis needs to be addressed with compassion for all and the citizens have voted their support by approving Measures HHH and H. To deny the Lorena Plaza project is in direct contradiction of the people who voted in Los Angeles.

In closing, I urge you again to please **deny the appeal and allow this project to continue!**

Sincerely,

Brigitte Tweddell

Brigitte Tweddell
Executive Director
Project New Hope





August 4, 2017

RE: Letter of Support for Lorena Plaza (A Community of Friends) project

Dear Chairman Huizar and Members of the Committee:

I am writing to urge your support for the Lorena Plaza (A Community of Friends) project and request that the PLUM Committee deny the appeal filed by El Mercado, the next door neighbor of the proposed project.

I am the Director of the Homeless Outreach Program Integrated Care System- a Division of Special Service for Groups (SSG/HOPICS), serving the most vulnerable residents of Los Angeles. We applaud your hard work to champion Proposition HHH last year, a successful effort that we collaborated with other organizations and worked hard to pass. Los Angeles desperately needs more affordable housing, especially supportive housing for those experiencing homelessness with disabilities.

While neighborhood opposition to the production of affordable housing is all too common, voters in District 14 and across the city overwhelmingly supported Prop HHH. Moreover, the Boyle Heights Neighborhood Council has supported the specific project at Lorena Plaza by 15-1 margin. Residents of Los Angeles want to see homelessness addressed. They recognize that the solution is housing.

We cannot allow the stubborn opposition of a few individuals to stand in the way of this housing. I understand that the owner of El Mercado has filed a CEQA appeal, but the concerns that the owner has expressed at public meetings are not CEQA-related concerns.

I hope you will consider the project based on its merits, including the need for affordable and permanent supportive housing, and deny this appeal.

Best Regards,

Veronica Lewis
Division Director

A Division of Special Service for Groups

Phone: 323.948.0444 * Fax: 323.948.0443 * Website: www.hopics.org
5715 South Broadway/ Los Angeles, CA 90037



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August 4, 2017

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City of Los Angeles
200 N. Spring Street, Room 360

Amy Bernier

Los Angeles, CA 90012

Rocky Collis

RE: C.F. 16-0503 – Lorena Plaza project

Ira Dankberg

Father Michael D. Gutierrez

Dear Chairman Huizar and Members of the Committee:

Bonnie Tseng

Glynn Turman

Nisha Vyas

I am writing in support of the Lorena Plaza project and to urge the Planning and Land Use Management (PLUM) Committee to deny the appeal filed by El Mercado, a neighbor of the proposed project.

Executive Director

Sarah Letts

Similar to our colleagues at A Community of Friends (ACOF), here at Hollywood Community Housing we have been working tirelessly over the course of several decades to create new affordable housing, including permanent supportive housing for the homeless. We are very grateful for your leadership last year on Measure HHH and we look forward to working with the City Council and City Staff to ensure that Measure HHH funds make a positive impact by creating new affordable housing.

Lorena Plaza will create 49 units of permanent supportive housing and about 10,000 square feet of retail space. Importantly, half of the apartments will be reserve for veterans.

Lorena Plaza is similar to many other comparable-sized projects which also received a mitigated negative declaration. The issues identified in the CEQA appeal are not significant enough to require more than this determination.

It is my understanding that the proposed project has strong support from the Boyle Heights Neighborhood Council and we urge you to deny the appeal and allow the project to proceed.

Thank you for your consideration.

Sincerely,

Sarah Letts
Executive Director



August 4, 2017

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Dear Chairman Huizar and Members of the PLUM Committee:

I am writing in support of the Lorena Plaza project, and to urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by El Mercado.

The proposed 49-unit Lorena Plaza project will help Los Angeles address the homeless crisis the City is experiencing. Half of the apartments will also be dedicated for veterans and their families. Projects like the Lorena Plaza are a vital component to ending homelessness in Los Angeles and it is particularly important that we support the construction of this project given the rising number of homeless persons in Los Angeles County.

With the passage of measures H and HHH, Los Angeles County residents have shown their commitment to ending homelessness; supporting the construction of permanent supportive housing by well-experienced developers like A Community of Friends will help us all meet this goal.

As you know this project is similar in size to many other affordable housing projects in the City of Los Angeles which also received mitigated negative declarations. The issues identified in the CEQA appeal are not significant enough to require more than this determination. Therefore, I urge you to deny the appeal and allow the project to proceed.

Sincerely,

Christine Mirasy-Glasco
Executive Director