



August 7, 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

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

Dear Chairman Huizar and Members of the PLUM Committee:

As 1736 Family Crisis Center's CEO and Executive Director of 34 years, I want to take a moment to commend you personally for the great strides you have made and initiatives spearheaded on behalf of the homeless. As I believe you know, our organization has locations throughout Los Angeles City and Los Angeles County and shelters and cares for homeless veterans and their families, human trafficking victims, domestic violence victims, and children who find themselves homeless and on the brutal streets. I'm writing regarding the Lorena Plaza project, which I realize has been a subject of some controversy. While I certainly don't pretend to know the ins and outs of the issues and pressures faced by decision makers for the project, I did want to weigh in, re my experience with A Community Of Friends (ACOF).

We work together in the field day-to-day, and I also have had opportunity to work with their leadership when, for eight years, I was privileged to serve as elected Chair of the City of Los Angeles Domestic Violence Task Force. As you can imagine, our agencies individually and together have encountered issues of political sensitivity and logistical complexity over the years, but always with what I have considered a mature eye to resolution, relationship building, and community progress.

If there is a way to allow the Lorena Plaza project to proceed, I believe it will add an important layer of advancement in our collective efforts to reduce homelessness. My hope is that in the long run we all will view the outcomes as well worth having tackled the challenges. From my personal experience with ACOF, I sense they'll work with the community and government to make it so, whatever it takes.

Thank you again for all that you do to further our care for families, children, and adults who are dedicated to turning their lives around, getting and keeping jobs, reducing reliance on public benefits, and achieving long term housing and life stability.

I would be delighted to provide any further perspective, and I can be reached at (323) 737-3900 x 203.

Warm regards,

Carol A. Adelkoff
CEO and Executive Director

Board of Directors

Officers

President

Robert E. Smith
R.E. Smith & Associates,
Owner

First Vice President & Secretary

Terry Eddy
Retired, International
Code Council

Second Vice President & Assistant Secretary

Alex Steinberg
Steinberg and Foster,
Attorneys at Law

Chief Financial Officer

Cozette Vergari
Vergari & Associates

Members

Wendell Barner
Personal Investor/
Entrepreneur

Ernestine Frazier
Retired, Los Angeles
Unified School District

Renate Hild
Westchester Vitalization
Corporation

Ronald C. Troupe
President Emeritus
Retired, Unisys
Corporation

CEO & Executive Director

Carol A. Adelkoff



August 7, 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
c/o City Clerk

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 is to help Los Angeles address the homeless crisis the City is experiencing. Half of the apartments will also be dedicated for veterans and their families. The Boyle Heights neighborhood council has shown overwhelming support of this project by a margin of 15-1. Los Angeles residents want to see homelessness addressed and they recognize that housing is good way to start.

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 consistent raised issues related to the mental health status of the proposed tenants, belying their true opposition. I urge you to deny the appeal and allow the project to proceed.

Sincerely,

Anna Conti
Executive Director
Su Casa ~ Ending Domestic Violence.



Hillsides

August 7, 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

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

Dear Chairman Huizar and Members of the PLUM Committee:

Hillsides supports Lorena Plaza project, and urges the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the Rosados. The proposed 49-unit Lorena Plaza project will help Los Angeles address the homeless crisis the City is experiencing. As a provider of a transitional housing program, I have first-hand knowledge of how difficult it is to find permanent supportive housing for the individuals ready to become more independent and self-sufficient. This project would also be dedicating half of the apartments to veterans and their families which is such a significant need.

As you all are well aware, LA's homelessness crisis continues to get worse and siting permanent supportive housing quickly and fairly is key to solving this crisis. In most every neighborhood, housing developers and public officials will hear opposition to permanent supportive housing. Responsible developers like A Community of Friends have incorporated community concerns into their approach and will ensure high quality housing and responsive management such that our developments will add value to neighborhoods. Elected officials must also ensure that valid community concerns are addressed, but ultimately approve good projects in every neighborhood despite those who remain opposed.

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 consistent raised issues related to the mental health status of the proposed tenants, belying their true opposition.

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

Sincerely,

Maria Carina Abenes, Ed.D
Director, Hillsides Youth Moving On



August 7th, 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

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 is 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 a “Housing First” provider, ourselves, we are extremely concerned about the potential precedent that this opposition could present to any and all agencies and developers who are attempting to house our city’s homeless population, and create more living spaces for those in needs. Our city’s voters have made it clear, through the votes on HHH and H, that this is a critical priority for them, as I know it is for you as well.

We believe there is a clear agenda by CEQA, who is using this project, and others, for their own agendas, and has already significantly impaired major development projects that our city desperately needs. The manner in which representatives from CEQA have publicly referred to people in need of housing (“putting our children at-risk”, etc.) is offensive, and shows a real lack of compassion for the plight of the thousands of people in our city experiencing homelessness.

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 consistent raised issues related to the mental health status of the proposed tenants, belying their true opposition. I urge you to deny the appeal and allow the project to proceed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Bedrossian", is written over a circular stamp.

Bill Bedrossian, MSW
President & CEO, Covenant House California
BBedrossian@CovCa.org
323-461-3131



August 7, 2017

PLUM Committee
200 North Spring Street
Los Angeles, CA 90012

RE: C.F. 16-0503

Dear PLUM Committee Members,

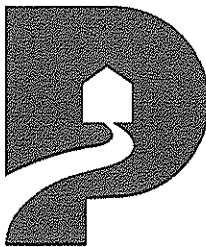
Please take this letter as support for A Community of Friends' Lorena Plaza development, a 49-unit Permanent Supportive Housing(PSH) project primarily for families, that also includes 10,000 square feet of retail. Half of the apartments will also be for veterans in addition to person with mental health challenges. The project is designed in-scale with the surrounding community. Please note the people attempting to scare the community with public testimony like "please protect our children" and "you are putting our children at risk" as relating to people with mental illnesses need to be ashamed of themselves. PSH developers like ACOF are meticulous in ensuring that persons with mental illnesses have both on and off-site supportive services that serve to ensure that the residents who will find their homes at Lorena Plaza have the best chance to succeed in their new environment.

In an environmental where homelessness is rising at an alarming rate, please stand up for people with mental illnesses and for veterans in need of safe, decent affordable housing so that all peoples no matter their disability have the right to affordable homes!

We ask that the PLUM Committee recommend this project for approval by the full City Council. Thank you for your consideration of this much needed PSH.

Sincerely,

channa grace
President and CEO
Women Organizing Resources, Knowledge and Services.



THEPEOPLECONCERN

Because everyone should be housed, healthy and safe.
OPCC & LAMP COMMUNITY UNITED

August 7, 2017

Chairman Jose Huizar and Members of the
Planning & Land Use Management Committee
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012

Re: C.F. 16-0503 – Lorena Plaza

Dear Chairman Huizar and Members of the Committee:

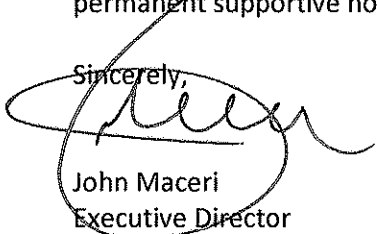
I am writing to urge your support for the Lorena Plaza project and request that the PLUM Committee deny the appeal filed by El Mercado.

As an organization firmly committed to housing our most vulnerable homeless residents, The People Concern applauds your leadership and hard work on the issue of homelessness in your District, as well as throughout the City of Los Angeles. We will only be able to seriously address homelessness with a focused effort to build more affordable housing, especially permanent supportive housing for those experiencing homelessness with disabilities.

The voters of Los Angeles overwhelmingly supported Prop HHH, recognizing the tremendous need we have across the city to build more housing. The Boyle Heights Neighborhood Council has supported the specific project at Lorena Plaza by a 15-1 vote. It seems unreasonable to let the opposition raised by a few individuals impede the development of this much needed housing at a time when our city is struggling with the crisis of homelessness.

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

Sincerely,


John Maceri
Executive Director



August 7, 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

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 California Environmental Quality Act appeal filed by El Mercado.

New Directions for Veterans' mission is to empower veterans and their families to live fulfilling lives, and we work with homeless veterans here in Boyle Heights and throughout the County. While we are not directly involved with Lorena Plaza, the proposed 49-unit Lorena Plaza project strongly supports our mission, as it will help Los Angeles address the homeless crisis that the City is experiencing, and half of the apartments will be dedicated for veterans and their families. We consider this design to be a perfect mix of veterans and non-veterans housing.

As you know, this project is similar in size to many other affordable housing projects in the City of Los Angeles that have also received mitigated negative declarations. The appellant has also consistently raised issues related to the mental health status of the proposed tenants, belying their true opposition. The issues identified in the CEQA appeal are not significant enough to require more than this determination.

We say we want to end homelessness. We say that every veteran should find their way home again. Now is the time to act on our words. We need to get these veterans who are on the street, off of the street, because more are still coming every day. I urge you to deny the appeal and allow the project to proceed.

Sincerely,


Yvette J. Kelley
President & CEO



P.O. Box 431038, Los Angeles, CA 90043 Phone 323-786-2413 www.thesoh.org info@thesoh.org

August 5, 2017

Email: clerk.plumcommittee@lacity.org

August 7, 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

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 El Mercado.

The City of Los Angeles is at a pivotal point to demonstrate its commitment to increase its affordable housing stock with the passage of Prop HHH by the City and Measure H by the County. Voters spoke in overwhelming volumes for the City and the County to do something and act courageously by investing in and supporting the siting of affordable housing projects.

The proposed 49-unit Lorena Plaza project will help the City of Los Angeles realize the goal of increasing affordable housing, especially for those with limited resources. From our understanding, this project is of similar size to many other affordable housing projects in the City that have also received mitigated declarations. And, the issues identified in the CEQA appeal are not significant enough to require more than this determination.

A Community of Friends (ACOF) is a reputable affordable housing developer with a long history of being a good neighbor and creating community for all.

I urge you to align with the Boyle Heights Neighborhood Council who voted 15 -1 to support this project; and to deny the appeal and allow the Lorena Plaza project to proceed.

Sincerely,

Janet Denise Kelly
Executive Director



August 7, 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

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 El Mercado, the next door neighbor of the proposed project.

I am the CEO at Union Rescue Mission located in the heart of the city, skid row, in Downtown Los Angeles. We applaud your hard work to champion Proposition HHH last year, a successful effort that the Inner City Law Center and other organizations also worked hard to pass. Los Angeles desperately needs more affordable housing, especially supportive housing for those experiencing homelessness with disabilities.

The proposed 49-unit Lorena Plaza project will help Los Angeles address the homeless crisis the City. Half of the apartments will 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. I urge you to deny the appeal and allow the project to proceed.

Sincerely,

Andy Bales
CEO, Union Rescue Mission



**LOS
ANGELES
LGBT
CENTER**

August 7, 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

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

McDonald / Wright Building
1625 N. Schrader Boulevard
Los Angeles, CA 90028

T: 323-993-7400

lalgbtcenter.org

[f /lalgbtcenter](https://www.facebook.com/lalgbtcenter)
[#lalgbtcenter](https://twitter.com/lalgbtcenter)

Dear Chairman Huizar and Members of the PLUM Committee:

On behalf of the Los Angeles LGBT Center, the world's largest provider of services to the LGBT community, are 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. We applaud your hard work to champion Proposition HHH last year. Los Angeles desperately needs more affordable housing, especially for families.

The proposed 49-unit Lorena Plaza project will definitively 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 of Los Angeles which also received mitigated negative declarations. The City's responsibility to support initiatives to address the overwhelming need for housing far outweigh any opposition to this proposal. We urge you to deny the appeal and allow the project to proceed.

Sincerely,

Simon Costello, Director
Children, Youth and Family Services

P.R. Joey Hernández, Policy & Mobilization Manager
Public Policy



HOUSING + EMPLOYMENT + LIFE SKILLS

August 7, 2017

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

Re: C.F. 16-0503, the Lorena Plaza Project

Dear Chairman Huizar and Members of the PLUM Committee:

I write to you today to express Union Station Homeless Services' (USHS) strong support of the Lorena Plaza project, and urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal as filed by El Mercado.

As the CEO for USHS, I can tell you that the single biggest challenge to decreasing homelessness for adults and families is securing permanent, affordable housing. This is true for our clientele located here in SPA 3, and equally so throughout Los Angeles City and County.

The proposed 49-unit Lorena Plaza project is precisely the type of initiative that the taxpayers of L.A. stood behind when they voted for both Proposition HHH and Measure H, and as such, it is imperative that we move this project forward despite the CEQA appeal. Please do not let discriminatory rhetoric and/or delay tactics sway your support of this important and timely initiative.

Thank you in advance for your consideration of this appeal.

With warm regards,

A handwritten signature in black ink, appearing to read "John C. Brauer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

John C. Brauer, M.A.
CEO

HELPING INDIVIDUALS AND FAMILIES REBUILD THEIR LIVES AND END HOMELESSNESS

825 E. Orange Grove Blvd. Pasadena, CA 91104 P 626.240.4550 F 626.798.1640 www.unionstationhs.org



August 7, 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

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 PLUM Committee to deny the CEQA appeal filed by the Rosados.

I am the Executive Director of Safe Place for Youth, a non-profit organization dedicated to engaging, building trust, and providing care and support to youth experiencing homelessness, so that the youth, not their situations, define their lives.

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. The 2017 Greater Los Angeles Homeless Count indicated a 23% increase from 2016 in people experiencing homelessness, for a total of 57,794 individuals, and, critically, a 61% increase in youth homelessness specifically. Further, residents of Los Angeles voted 76% in favor of Measure HHH and 67% in favor of Measure H; each overwhelming majorities. The need for permanent supportive housing is dire, proven, and sought after.

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 consistent raised issues related to the mental health status of the proposed tenants, belying their true opposition. I urge you to deny the appeal and allow the project to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read 'A H', is positioned above the typed name of the sender.

Alison Hurst
Executive Director and Founder

August 7, 2017

BOARD OF DIRECTORS

Executive Members:

Brian Albert,
Chairperson

Rosa Campos,
Emeritus

Rob Smith, Treasurer

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Cynthia Sanchez

Laurie Smith

Esperanza Vazquez,
Emeritus

Chairman José Huizar and Members of the
Planning & Land Use Management Committee
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012

Re: C.F. 16-0503

Dear Chairman Huizar and Members of the Committee,

We would like to express Proyecto Pastoral's support for the approval of the Lorena Plaza development proposed by A Community of Friends. We request that you deny the appeal by El Mercado and allow the project to proceed.

The shortage of affordable housing in our community and the needs of our homeless population are issues that we confront in our community through Proyecto Pastoral's work each day. Our mission is to support grassroots projects in education, leadership and service. Our residents want a community that is responsive to the needs of all—and especially the most vulnerable. We advocate for residents to connect them to supportive services that allow them to establish stable, healthy and fulfilling lives. We have supported the leadership development of our Boyle Heights residents, and we have heard from them the impacts of our affordable housing gap in the community. If you are able to eliminate the current barrier to the Lorena Plaza project, our residents will have increased access to supportive housing in our community, including the men and women served by Proyecto's Guadalupe Homeless Project.

We hope you will consider the project based on its merits, and consider the tremendous need that you will address by allowing the project to continue in the approval process.

Our CEO Cynthia Sanchez has been awarded a Durfee Foundation Sabbatical and will be away from the office until November. Should you have any questions in the meantime, please feel free to reach me at 323-881-1769 or at dhernandez@proyectopastoral.org. Thank you again for your support and partnership!

Sincerely,



Deycy Hernandez
Interim Program Executive
Director of Promesa Boyle Heights



135 North Mission Road
Los Angeles, CA 90033
Phone (323)881-1769
www.promesaboyleheights.org

August 7, 2017

Chairman José Huizar and Members of the
Planning & Land Use Management Committee
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012

Re: C.F. 16-0503

Dear Chairman Huizar and Members of the Committee,

On behalf of the Promesa Boyle Heights collaborative, we are writing this letter to express our support for support for the approval of the Lorena Plaza development proposed by A Community of Friends. We request that you deny the appeal by El Mercado and allow the project to proceed.

Promesa Boyle Heights is a collaborative of 60+ adult and young residents and 20+ schools and local organizations working together to realize a vision where: 1) every child has an opportunity to learn, grow and succeed from cradle through college and career; 2) families can live a stable, healthy and fulfilling life; and 3) every individual is empowered to act and create a more just and interdependent community. This vision was developed through a comprehensive two-year process that brought together 4,000+ residents and allies to develop a shared vision and action plan for community change. Access to affordable housing and healthy environments are two core strategies within this plan.

With the ever growing affordable housing crisis and gentrification that is displacing transit dependent communities from transit-rich neighborhoods, the Lorena Plaza development promises to provide affordable housing to often underserved communities.

We strongly support the Lorena Plaza development and we urge you to stand with the community in support of this critical project. Should you have any questions in the meantime, please feel free to reach me at 323-881-1769 or at dhernandez@proyectopastoral.org. Thank you again for your support and partnership!

Sincerely,

A handwritten signature in black ink, appearing to read "DH", is placed over a light gray rectangular background.

Deycy Hernandez
Promesa Boyle Heights, Director

August 7, 2017

Chair Jose Huizar
Members of the Planning & Land Use Management Committee
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012

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

Dear Chairman Huizar and Members of the City Council:

We were so proud to stand shoulder to shoulder with you in the fall and call this City to a future without street homelessness. Now we are writing on behalf of the broad coalition that worked to secure real resources to end homelessness across Los Angeles to urge the PLUM Committee to deny the CEQA appeal filed by El Mercado in regards to the Lorena Plaza project. Approving the appeal would deny Los Angeles voters the mandate and action they overwhelmingly supported with Proposition HHH (76%) and Measure H (69.24%). This is a critical time for the LA City Council to affirm its commitment to building Permanent Supportive Housing for over 10,000 individuals, veterans, and families experiencing homelessness over the next 10 years. This effort continues in Boyle Heights with *you* as our champion.

The Lorena Plaza project has the critical support it needs to move forward. The Boyle Heights Neighborhood Council, the LA City Planning Department and the LA County Metropolitan Transportation Authority have all expressed their support for building housing for people experiencing homelessness, as well as for low-income families, for which 50% of units will be designated.

I hope your careful analysis of the Council file and work done thus far will lead you to deny the appeal and allow the project to proceed.

Sincerely,



Elise Buik
President & CEO
United Way of Greater L.A.



Gary Toebben
President & CEO
Los Angeles Area
Chamber of Commerce



Antonia Hernandez
President & CEO
California Community Foundation