

ASIAN AMERICANS IN COMMERCIAL REAL ESTATE

July 27, 2017

Councilmember Bob Blumenfield
Council member, Third District
City Hall
200 N. Spring St. #415
Los Angeles, CA 90012

Dear Councilmember Blumenfield,

Asian Americans in Commercial Real Estate(AACRE) is proud to support the coalition of small businesses, community groups, and labor unions encouraging the Los Angeles City Council and other elected officials to enact safer, more sustainable standards for low-rise building developments throughout our city.

To that end, we back the efforts of Councilmember Blumenfield to ensure the safety and reliability of multi-family residences in Los Angeles. Requiring development that utilizes the safest and most reliable processes in the construction of multi-family housing is an essential step forward for the future and health of our city and its residents. It's important that these new developments meet or exceed the existing building codes, and that the City of Los Angeles encourages the use of non-combustible materials which heavily reduces the risks associated with fires and earthquakes; both major factors of concern in our city.

These factors are compounded by the dense populations in such buildings, increasing the concerns for safety and the need for standards to address them. The benefits of safer standards are important to so many communities, especially communities at risk, such as low and moderate income neighborhoods, and small and medium size businesses that often occupy many mixed use low-rise developments.

We encourage Councilmember Blumenfield and his fellow council members to move forward aggressively to support these efforts and support the efforts of Build With Strength - Los Angeles to improve building and fire safety regulations in Los Angeles.

Sincerely,



Aden Kun
Co-Founder



Clergy & Laity United
for Economic Justice

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Chair

So Cal AME Church

Robert A. Branch
SEIU-USWW/Security Division

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August 8, 2017

Councilmember Bob Blumenfield
Councilmember, Third District
Los Angeles City Hall
200 N. Spring St. #415
Los Angeles, CA 90012

Dear Councilmember Blumenfield,

Clergy and Laity United for Economic Justice (CLUE) is excited to join a coalition representing community-based organizations, businesses, unions and other organizations throughout Los Angeles, to ask Los Angeles City Council to pass an ordinance to move our city toward a safer and more sustainable standard for low-rise building developments in Los Angeles.

We support the efforts of Councilmember Bob Blumenfield to ensure the safety and reliability of multi-family residences in Los Angeles. Requiring development that utilizes the safest and most reliable processes in the construction of multi-family housing is essential for the future and health of our city. We hope that new developments will meet or exceed existing building codes, and that the City of Los Angeles will encourage the use of non-combustible materials, which will heavily reduce the risks associated with fires and earthquakes; major concerns for our city.

These concerns are compounded by high density in our city's buildings, which increases concerns for safety and results in a need for safer standards to address them. The benefits of safer standards are important to all communities, and communities at higher risk, such as low and moderate income neighborhoods and small and medium size businesses that often occupy many mixed use low-rise developments, need the city to respond to these real safety risks.

With continuous, positive growth taking place across Los Angeles, new regulations that protect and embrace our diverse communities living and working throughout the city will provide broad and long-term benefits to the many collaborative interests involved in these developments. The critical safety measures of the Build with Strength effort do not only apply to residents, but also impact workers involved in the associated development, management and emergency response programs.

We encourage Councilmember Blumenfield and his fellow council members to move forward aggressively to support these efforts and to support the Build with Strength - Los Angeles campaign to improve building and fire safety regulations in Los Angeles.

Blessings,

Rabbi Jonathan Klein
Executive Director



July 20, 2017

The Honorable Councilmember Blumenfeld
Los Angeles City Hall
200 North Spring Street
Los Angeles, California 90012

Dear Councilmember Blumenfeld,

When it comes to safety, Los Angeles Shmira Patrol is a leading organization serving Jewish communities across Los Angeles and the San Fernando Valley. We focus on crime prevention and emergency preparedness. Our team is trained in Community Emergency Response Team (CERT) and provides volunteer emergency management. We work with the Los Angeles Police Department and other agencies to provide support, whether securing a large non profit event or responding to a particular crisis.

There are a few critical areas we are most concerned about here in Los Angeles which are earthquakes, fires, and the elderly. Additionally, there are many large families and young children in our community, and this makes the work of LA Shmira especially critical in times of emergency. As real estate developments expand throughout the city, we are concerned about the integrity of these new structures, and how they will impact the safety of the community.

As the City of Los Angeles considers changes to ordinances regarding materials in multifamily and commercial structures, Los Angeles Shmira is hopeful that the best decisions will be made, with safety as a top priority. For many decades, buildings under five (5) stories have been foundationally constructed with wood. Taking into consideration both the rate of combustion in the event of a fire and the structural integrity in the case of a major earthquake, this preference to wood is not only outdated but also it reflects poorly on the safety of our community. When I consider the elderly and young children, this is especially concerning for us as an organization.

Structural foundations built with concrete have a far lasting quality and are significantly safer when it comes to the serious threats of fires and earthquakes in our region. In addition to

increased safety, there are many other reasons for a provision evaluating the use of concrete and steel in the foundation of new construction, not least of which are the long-term cost benefits over the lifespan of the building (insurance savings, increased property value, reduced maintenance etc). Allowing builders to cut corners in upfront costs and rely entirely on wood, which is demonstrably less safe in case of an emergency, is simply irresponsible. We are counting on your leadership to lead our city into a safer and more sustainable future. As you know the City of Los Angeles should be a national leader in setting building safety codes.

Thank you in advance for allowing me to enter this letter into the record regarding any ordinance changes here in the City.

Sincerely,

Kenneth Lowenstein

Kenneth Lowenstein
Director, Los Angeles Shmira Patrol



Councilmember Bob Blumenfield
Council member, Third District
City Hall
200 N. Spring St. #415
Los Angeles, CA 90012

Dear Councilmember Blumenfield,

We are excited to join a coalition representing, community based organizations, businesses, labor and many other organizations throughout Los Angeles, reaching out to support our City Council and other elected leaders in moving toward a safer and more sustainable standard for low-rise building developments in Los Angeles.

We support the efforts of Councilmember Bob Blumenfield to ensure the safety and reliability of multi-family residences in Los Angeles. Requiring development that utilizes the safest and most reliable processes in the development of multi-family housing is an essential step forward for the future and health of our city. It's important that these new developments meet or exceed the existing building codes, and that the City of Los Angeles encourage the use of non-combustible materials which heavily reduces the risks associated with fires and earthquakes; both major factors of concern in our city.

These factors are compounded by the dense populations in such buildings, increasing the concerns for safety and the need for standards to address them. The benefits of safer standards are important to so many communities, especially communities those at risk, low and moderate income communities and small and medium size businesses that often reside in many mixed use low-rise developments.

It is important that this program not be limited to the residents; workers involved in the development, management and emergency response programs, but to take into account all the many diverse communities that make Los Angeles so great. And whatever regulations that are put in place, should embrace the need to continue the positive growth that Los Angeles is experiencing, as well as working collaboratively with all the many interests that will benefit from continued robust economic growth.

We encourage Councilmember Blumenfield and his fellow council members to move forward aggressively to support these efforts and support the efforts of Build with Strength - Los Angeles to improve building and fire safety regulations in Los Angeles.

Sincerely,

Teresa Barahona
Southern California Hispanic Chamber of Commerce
President