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A City of Los Angeles  
Certified Neighborhood  
Council, Certified 2002

January 8, 2019

Sent Via Email To:

City of Los Angeles Mayor, Eric Garcetti

CD 15 Councilman, Joe Buscaino

Los Angeles City Planning Department

**Re: Proposed Affordable Housing at 456-462 W. 9th Street**

The Central San Pedro Neighborhood Council requests a 30-day continuance of the City's Planning Commission hearing of the matter. During our January 8, 2019 regular board and stakeholder meeting, several concerned citizens presented new information regarding a covenant that the City of Los Angeles and adjacent landowners had made in prior years. The details and how it pertains to this new 55-year lease were not clear; therefore, our board feels that additional time is necessary to investigate the existence and details of this covenant. Several stakeholders also expressed their frustrations at not having received notification of the new development.

During this same meeting LINC Housing presented their proposal for the construction of an affordable housing project and we hereby offer our support. LINC Housing, in partnership with National Core and Ace, was selected by the City's Housing Department to construct affordable housing on the City owned parking lot located at 456-462 W 9<sup>th</sup> Street. They have extensive experience having developed approximately 17,000 such units in LA County and managing 14,000 of them.

They are proposing to build 91 for rent workforce housing units with 5 studios, 27 1-bedroom, 36 2-bedroom, and 23 3-bedroom units, including 9 units for persons with very low-incomes. They range in size from 450 square feet for a studio to 1400 square feet for a 3 bedroom. The property would continue to be owned by the city of Los Angeles with a 55-year lease and guarantee of affordable & low-income housing for that time period. The ground floor would include 52 public parking places (in place of the approximately 102 existing spaces), 4900 square feet of commercial space to be used by the Harbor Community Clinic to provide medical and dental services, and a community center to be used for on-site resident services, classes, and a technology center. The second floor would contain 42-45 parking spaces for residents and 10,500 sq feet of open space with 2 play areas. There would also be roof deck area open to residents. They anticipate breaking ground in early 2020 and 2 years for construction.

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They will provide a resident manager and one full time social service staff person to provide LINC Care, in-house support services, activities, and appropriate referrals. Those in need of more intensive case management will be referred to the Harbor Clinic Case Manager.

There is currently a shortage of housing across the socioeconomic board, our community is no exception. Developments such as these can benefit the community and our businesses in many ways. It is imperative that we work closely with the community to make sure that our daily lives and our neighborhoods are not negatively affected by new development.

Therefore, we support this project with the following comments and concerns:

- That first and foremost a 30-day continuance is granted to allow the investigation of any agreements/covenants made with the adjacent landowners and how they are affected by this new lease.
- This is a significant reduction in public parking and may impact the surrounding businesses and residents.
- 42-45 parking spaces seems to be too few for residents.
- We suggest that in order to discourage residents from using the public parking in lieu of the residential parking, that the public parking should be limited to 2 to 4 hours.

Due to the time sensitive nature of this matter The CeSPNC would like a response to this letter from your office as soon as possible.

Sincerely,



Alexander Hall, President  
On behalf of the Central San Pedro Neighborhood Council