

January 8, 2019

To: City of Los Angeles Mayor, Eric Garcetti  
CD 15 Councilman, Joe Buscaino  
Los Angeles City Planning Department

Proposed Housing at 456-462 W. 9th Street

The Central San Pedro Neighborhood Council has reviewed LINC Housing's proposal for construction of an affordable housing project and 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.

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:

- 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.

The CeSPNC would like a response to this letter from your office by December 30, 2018.

Sincerely,