PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA

Correspondence Received

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
SHEILA KUEHL
JANICE HAHN
KATHRYN BARGER

			The following individuals submitted comments on agenda item:	
Agenda #	**Relate To**	**Position**	**Name**	**Comments**
6-D.		**Favor**	Anna Jacobsen	
			Ilsa K Lund	I fully support the development of permanent supportive housing in Claremont!
			Richard Chute	Dear Supervisors: I'm a proud supporter of Larkin Place, Claremont's first permanent supportive housing development that Jamboree Housing Corporation will develop. Permanent supportive housing is the most effective tool we have to combat homelessness, and I want to thank each of you for your support of this model to address our region's homelessness crisis. The County's support of PSH through its nearly $100 million budget allocation demonstrates its commitment to this model and makes it possible for every community to do its part. Thank you for supporting Larkin Place when Jamboree's application for LACDA funds is presented to the Board for approval today. I am proud that Claremont will be doing its part in bringing our unhoused neighbors indoors, helping to end our region's homelessness crisis. Sincerely, -Richard Chute
		Oppose	Emily Barraza	In Claremont there is a development recommended for funding. This development, by Jamboree Housing Corporation is too expensive. LACDA's funding limits state $550k for the per unit costs, and Jamboree estimates these units will cost between $660-$720k, over $100k or more in excess of the limit. The parcel is too small for such a large development. The development is 4 stories—2 stories taller than any other buildings within the surrounding area. In order to try to get this development to be less imposing in the area, they are requesting an easement through a public park. In addition, the parcel they are using for the development abuts a public park and is a half a block from a junior high school, while the special needs population is for special needs homeless and specifically excludes families. Please do not approve the excessive spending in the funding for the LACDA Multifamily Affordable Housing Developments. Thank you.

As of: 6/15/2022 10:48:45 AM

			The following individuals submitted comments on agenda item:	
Agenda #	**Relate To**	**Position**	**Name**	**Comments**
6-D.		**Oppose**	JORGE Barraza	I am opposed specifically to Jamboree's Larkin Place project in Claremont CA. The project is too costly for the county and community at 660K. The location is so small (<1 acre) that it is utilizing a children's park narrow parking lot as a driveway (via city easement which has yet to pass). The developer has repeatedly misled the residents in terms of the population served by the project, their role in screening future residents, and the prioritization of city's own homeless population.
			Linda Mawby	
			Mackenzi R Coan	No.
		Item Total	**7**	
Grand Total			**7**	

As of: 6/15/2022 10:48:45 AM

C.3 Project Description

C. Site and Surrounding Area:

Projects funded through this NOFA are expected to

1) help combat homelessness, (not for Claremont)

2) meet the housing needs of their communities, (not this population)

3) provide local economic development opportunities during construction, and

4) assist in the alleviation of any local blighting conditions (there is no blight)

C.3.1.1 Existing building to rehab: Year built:_____ Lead-based Paint report includ

Asbestos report included

C.3.1.2 Indicate the form of site control

Fee Title	Purchase and Sale Agreement	Exclusive Right to N
Option Agreement	Long-term Lease	DDA or Owner Parti Agreement

C.3.1.3 Briefly describe existing site conditions - i.e. number and type of structures; number of units, including number of bedrooms per unit. Please describe the current use and condition of the project site.

C.3.1.4 Provide a complete description of the proposed capital improvement project, including the following: project design, location, style, approximate size, number of commercial and/or residential units, and number of bedrooms. Indicate whether the project will include acquisition, rehabilitation/repair, demolition, reconfiguration or new construction. Please include the number of buildings and units to be demolished and the number of new units.

C.3.1.5 What physical amenities (residential units and common spaces) are provided by the project? Also indicate type of parking (surface, subterranean, semi-subterranean, truck-under, etc.) and number of spaces.

C.3.1.6 Describe the population the project intends to serve and how the decision was made to serve this population.

Project is right next to senior center and children's park - why not these populations?

C.3.1.7 Describe the public benefit of the project.

No benefit to the city's homeless and not alleviating any blight

C.3.1.8 Describe the present and proposed ownership structure

C.3.1.9 Describe the site topography and how this affects the project design. Identify conditions such as slope (ie: hillside conditions that may require extensive retaining walls and affect circulation paths), site constraints (ie: narrow or irregularly-shaped lots, etc.), environmental issues (ie: expansive soils, liquefaction) that could impact construction costs and influence the project design.

C.3.1.10 Describe the area surrounding the site, including adjacent uses and proximity to amenities, such as transportation corridors, educational facilities, healthcare facilities, grocery stores, shopping centers, and social services.

Project is right next to a senior center, children's play area and pee wee soccer field. Within 550 feet of an Intermediate School.

C.3.1.11 Will the current zoning accommodate the project as proposed? (Select)

If no, explain what discretionary approvals are necessary, the issuing jurisdiction, and the timeline for such approvals.

Drive aisle access through the Larking Park parking lot still needed

C.3.1.12 **Site Size:** _____ Acres _____ Sq. Ft. Land

C. Project De

C.3.2.1 Provide a summary of the project, including residential/non-residential square footage.

C.3.2.2 Unit mix and floor area *(**must match unit mix in Worksheet D.10**)*

Unit Type	Size (sq. ft..)	Affordable		Market Rate			Total	
		No. of Units	No. of Accessible Units[1]	No. of Units	No. of Accessible Units[1]	Manager Unit	Total Units	# Accessible Units[1]
0 BR							0	0
1 BR							0	0
2 BR							0	0
3 BR							0	0
4 BR							0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**

1. Of the total affordable and market-rate units, indicate the number of units configured to meet accessibility requirements.

2.The restricted unit ty

C.3.2.3 Number of buildings

Residential	
Commercial	
Other	
Total	**0**

C.3.2.4 Please indicate which of the following attributes apply to the project:

Yes	*No*	
		New construction
		Acquisition with Substantial Rehabilitation
		Demolition of existing residential units required

If yes, explain why this approach is necessary and describe if any residential units occupied by low-income households will be demolished.

		Historic structure (listed on National Register of Historic Places)
		Existing structure(s) built prior to 1978 *(must budget for lead and asbestos testing and abatement if rehabilitation or demolition is planned).*
		Payment of California Prevailing Wage required.

If yes or no, explain why.

		Payment of federal Davis-Bacon wage required.

If yes or no, explain why.

		Relocation of existing tenants required *(applicants must complete Worksheet C.5 Relocation Questionnaire even if no relocation is necessary).*
		Project is fully entitled

Need easement through Larkin Park parking lot.

C.3.2.5 If project involves rehabilitation, please summarize the scope of work. How was the scope of work determined? Are there any unresolved design issues that will impact the scope of work? Who is responsible for revising the scope of work based on changes required and/or value engineering?

C.3.2.6 Indicate whether the project includes the physical components below. Provide descriptions where necessary.

Yes	No	
		Commercial space

If yes, describe the number of spaces, size, proposed tenancy, and mark

If yes, please indicate whether the cost of any tenant improvements will be borne by the partnership.
If yes, describe the nature of the T.I. work and what sources of financing are proposed to cover those costs.

		Parking (indicate type)

Surface Semi-subterranean
Tuck-under Subterranean

Indicate number of residential and commercial parking spaces.

Yes	No	
		Community room

If yes, describe the size of space and use.

		Other residential common areas (describe)

		Laundry facilities

If yes, describe the size of space and location(s).

C. Community Outreach

Provide details on the development team's community outreach strategy for the project. Refer to the NOFA Supplemental Document - Community Outreach Toolkit.

No outreach prior to submission of application

C.3.3.1 Describe the community outreach that has taken place to date.

No outreach prior to submission of application

C.3.3.2 Has the project undergone a rigorous design review that included an opportunity for public comment? Describe the process and groups involved. Describe specific design elements requested through this process and attach associated documentation. Incorporate these elements into the Design Narrative.

No

C.3.3.3 Will the project cause the local jurisdiction to hold public hearings or solicit public comment in the future? Examples include hearings for design review, funding allocations, zoning variances, or a conditional use permit.

	Yes
	No

C.3.3.4 Detail any plans for neighborhood meetings (e.g. small neighborhood home meetings, meetings with specific stakeholder groups, meetings for those within a certain radius of the site, etc.). Be sure to address the following points:

1) Outreach strategy (e.g.
2) Strategy for developing support for the project (e.g. meetings with key supporters prior to community meetings, telephone conversations with key individuals, tours of similar facilities already in operation, etc.).
3) Timeframe for accomplishing outreach goals

Item 6D and Public Comment

My name is Linda Mawby and I represent Safe and Transparent Claremont from the City of Claremont. We have serious concerns with the proposed funding of Jamboree Housings Pilgrim Place under LACDA NOFA 27. We also have concerns about LACDA's NOFA process and how it favors developers over communities and lacks transparency. There has been no opportunity to review the claims of Jamboree as it relates to City approvals and outreach.

Pilgrim Place does not meet three out of only four stated NOFA goals to 1) combat homelessness, 2) meet the housing needs of local communities, and 3) assist in alleviating any local blighting conditions. This project will **NOT** do any of these.

I would also like to address the fact that although the NOFA asks questions about the community's support and outreach, it does not take these things into consideration. Why is this asked if it is not important? Please see the attached comments on the Application item 6, Project Description for concerns in this regard.

Claremont does not currently have as many homeless as Pilgrim Place will support. It will instead bring, through the CES, homeless with chronically high needs from across the entire San Gabriel Valley and place them within 550 feet if our city's most vulnerable populations, a busy senior center, a children's playground and pee wee soccer field, a preschool, the city's only intermediate school, and three retirement villages. We want to help Claremont residents and provide affordable housing, but not at the expense of our city's most vulnerable residents.

The use of Housing first policies prioritizes those with the highest needs for services, including those suffering from drug addiction and mental illness, with no requirement for staying sobe or on medication. This **discourage**s individual responsibility and reaching one's personal potential and instead **encourages** people to ***reject*** what could have been a responsible and productive life for a life of drug addiction and mental illness.

I ask you reconsider approval of Pilgrim Place as it does not meet the intentions of NOFA 27 and is not helping, ***but hurting***, Claremont by bringing the region's homeless and creating a safety issue for our most vulnerable. This approval is asking us to solve regional problems that have been generated by failing policies. I implore you to look at ways to help truly help the needy of Claremont.

Give a man a fish and he will eat for a day. Teach a man to fish, and he will feed himself for lifetime.

See attached NOFA 27 LACDA Application item C. Project Description.