



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

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

CORRESPONDENCE RECEIVED

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
2-D.		Favor		
		Oppose	Monisha Parker	<p>Here are some suggestions for strengthening the Century Restorative Care Village Project Lease Agreement for Multifamily Housing Development in Los Angeles County:</p> <p>**Clarity and Specificity:**</p> <p>* **Clear and unambiguous language:** Ensure the agreement uses clear and unambiguous language to avoid potential misinterpretations and disputes. Define all key terms and concepts thoroughly.</p> <p>* **Detailed scope of work:** Clearly outline the project scope, including the number and types of housing units, expected resident demographics, supportive services offered, and anticipated construction timeline.</p> <p>* **Specific rights and responsibilities:** Clearly define the rights and responsibilities of both parties, including the County's responsibilities regarding infrastructure, maintenance, and funding, and the developer's responsibilities regarding construction, property management, and resident services.</p> <p>**Financial Considerations:**</p> <p>* **Transparent rent calculations:** Clearly outline the basis for rent calculations, considering factors like construction costs, operating expenses, and desired financial returns for the developer.</p> <p>* **Performance-based incentives:** Consider incorporating performance-based incentives for the developer that reward achievement of specific goals, such as maintaining low vacancy rates, high resident satisfaction, or exceeding sustainability targets.</p> <p>* **Financial sustainability plan:** Include a clear financial sustainability plan outlining long-term funding sources for the project's ongoing operations and maintenance.</p> <p>**Community Engagement and Benefits:**</p> <p>* **Community benefits agreement:** Negotiate a community benefits agreement outlining tangible benefits for the surrounding community, such as job creation, local business participation, or public amenities.</p> <p>* **Community engagement plan:** Develop a comprehensive community engagement plan that ensures open communication with residents and stakeholders throughout the project lifecycle.</p> <p>* **Resident selection and services:** Establish clear criteria for resident selection that prioritizes individuals and families most in need and ensure comprehensive supportive services are available to meet their needs.</p>



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			<p>**Sustainability and Long-Term Impact:**</p> <p>* **Sustainable building practices:** Incorporate sustainable building practices and materials that minimize environmental impact and reduce long-term operating costs.</p> <p>* **Long-term maintenance plan:** Include a detailed long-term maintenance plan to ensure the property remains in good condition and continues to meet the needs of residents.</p> <p>* **Exit strategy and resident support:** Develop a clear exit strategy for residents transitioning out of the program and incorporate support services to aid their successful reintegration into the community.</p> <p>**Additional Considerations:**</p> <p>* **Compliance with regulations:** Ensure the agreement complies with all applicable local, state, and federal regulations, including fair housing laws and disability access requirements.</p> <p>* **Independent legal review:** Have the agreement reviewed by independent legal counsel for both parties to ensure its fairness and enforceability.</p> <p>* **Community partnerships:** Explore partnering with local organizations and service providers to leverage their expertise and expand the project's impact.</p> <p>By implementing these suggestions and tailoring them to the specific context and needs of the project, you can contribute to a strengthened lease agreement that fosters a successful and sustainable multifamily housing development within the Century Restorative Care Village, providing much-needed housing and supportive services to vulnerable residents in Los Angeles County.</p>
		V Citizen	
	Other		
	Item Total	2	