



**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.	52	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><b>**Clarity and Specificity:**</b></p> <p><b>* **Clear and unambiguous language:**</b> Ensure the agreement uses clear and unambiguous language to avoid potential misinterpretations and disputes. Define all key terms and concepts thoroughly.</p> <p><b>* **Detailed scope of work:**</b> 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><b>***Specific rights and responsibilities:**</b> 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><b>**Financial Considerations:**</b></p> <p><b>* **Transparent rent calculations:**</b> Clearly outline the basis for rent calculations, considering factors like construction costs, operating expenses, and desired financial returns for the developer.</p> <p><b>* **Performance-based incentives:**</b> 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><b>* **Financial sustainability plan:**</b> Include a clear financial sustainability plan outlining long-term funding sources for the project's ongoing operations and maintenance.</p> <p><b>**Community Engagement and Benefits:**</b></p> <p><b>* **Community benefits agreement:**</b> Negotiate a community benefits agreement outlining tangible benefits for the surrounding community, such as job creation, local business participation, or public amenities.</p> <p><b>* **Community engagement plan:**</b> Develop a comprehensive community engagement plan that ensures open communication with residents and stakeholders throughout the project lifecycle.</p> <p><b>***Resident selection and services:**</b> 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> <p><b>**Sustainability and Long-Term Impact:**</b></p>

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				<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>
		<b>Item Total</b>	<b>1</b>	
52.		<b>Oppose</b>	Monisha Parker	<p>The Century Restorative Care Village Project Multifamily Housing Development Option to Lease Agreement, however, I can offer some general suggestions that might be helpful in strengthening similar agreements:</p> <p>* **Strengthening the Agreement:**</p> <p>* **Clarity and Specificity:** Ensure the agreement clearly defines all key terms, including project scope, development timeline, tenant eligibility criteria, rent calculations, lease duration, responsibilities of each party, and termination clauses.</p> <p>* **Financial Viability:** Conduct a thorough financial analysis to ensure the project is financially viable for both the developer and the County. Consider including clauses outlining rent adjustments based on potential cost changes.</p> <p>* **Community Engagement:** Incorporate provisions for ongoing community engagement, including opportunities for feedback and involvement throughout the development and operation of the project.</p> <p>* **Sustainability:** Include clauses emphasizing sustainable building practices, energy efficiency, and long-term environmental responsibility.</p> <p>* **Strengthening the Development Plan:**</p>

				<p>* **Equity and Inclusion:** Prioritize equitable selection of residents and ensure accessibility for people with disabilities. Offer rent subsidies or income-based pricing where needed.</p> <p>* **Supportive Services:** Integrate supportive services for residents, such as job training, childcare, and mental health resources, to promote long-term stability and well-being.</p> <p>* **Community Amenities:** Develop a plan for community amenities that cater to the needs of residents and contribute to the surrounding neighborhood. This could include shared spaces, social programs, and access to healthcare or educational resources.</p> <p>* **Long-Term Partnerships:** Build long-term partnerships with community organizations, service providers, and potential employers to ensure the project's success and provide ongoing support for residents.</p> <p>* **Additional Considerations:**</p> <p>* **Data collection and analysis:** Include provisions for collecting data on project outcomes, such as resident well-being, employment rates, and community integration. Use this data to inform future improvements.</p> <p>* **Flexibility and adaptability:** Build in flexibility to adapt to changing circumstances or community needs while maintaining the overall goals of the project.</p> <p>* **Dispute resolution process:** Establish a clear and fair process for resolving disputes between the County and the developer.</p> <p>By considering these suggestions and tailoring them to the specific context of the Century Restorative Care Village Project, you can work towards a multifamily housing development option that benefits both residents and the surrounding community while contributing to a more equitable and sustainable future.</p>
		Item Total	1	
Grand Total			2	