



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Support of project at 8217 Winnetka Ave (case # CPC-2023-4274-DB-PHP-VHCA)

1 message

Gabe Rose <gaberose18@everyactioncustom.com>
Reply-To: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org

Fri, Oct 13, 2023 at 3:52 PM

Dear Planning and Land Use Management Committee,

I am writing to you as a neighbor of this project in support of the proposed 360-unit 100% affordable development, consisting of 72 Moderate Income units, 287 Low-Income units, and one manager's unit, at 8217 Winnetka Ave, Los Angeles, CA 91306 (case number CPC-2023-4274-DB-PHP-VHCA). I urge the city to accept the developer's appeal application and apply the streamlined ministerial approval process for 100% affordable projects granted by the Mayor's Executive Directive No. 1, issued on December 16, 2022. The developer submitted a Preliminary Application on March 23, 2023, before the Mayor issued a revised version of ED 1 on June 12, 2023 that removed 100% affordable projects on single-family zoned properties from being eligible for streamlined ministerial processing. Under the Housing Crisis Act, the city is obligated to adjudicate the project under the rules in place when the preliminary application was submitted in March 2023. Furthermore, the California Housing and Community Development Department has issued technical assistance clarifying that executive directives count as rules, regulations, requirements, and policies that vest upon submission of a complete Preliminary Application. I, therefore, urge the city to comply with state law by accepting the appeal and allowing this important project to move forward under ED 1 streamlining.

The developer followed the process established by the Mayor to build badly needed affordable housing. The project is in an excellent location for housing, near multiple buslines, grocery stores, and schools. The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project will provide great benefit to Los Angeles and the region. Again, I urge the city to allow the project to move forward with streamlined ministerial processing.

Best Regards,

Sincerely,
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