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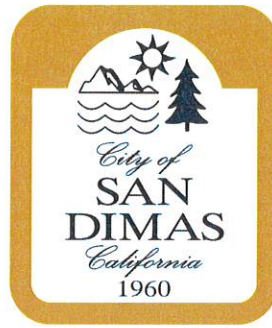
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May 9, 2023

Supervisor Kathryn Barger
Chair, Los Angeles County Board of Supervisors
500 W. Temple St.
Los Angeles, CA 90012

RE: Proposed Affordable and Permanent Supportive Housing Project at 740 East Foothill Boulevard, San Dimas, CA for Persons Experiencing Homelessness Notice of Opposition.

Dear Supervisor Barger:

The City of San Dimas writes to express our opposition to the proposed affordable, permanent supportive housing project at 740 East Foothill, just outside the City limits of San Dimas. While we understand that State law restricts the County's ability to control major aspects of the development project, the County Board of Supervisors is fully in control of whether it allocates \$7 million in discretionary funding to the project, as it intended to do on April 18, 2023 without any public input from the impacted community.

The City once again wishes to express its disappointment regarding the lack of notification and communication regarding this project before its funding consideration during the April 18, 2023 Board of Supervisors meeting. It is unconscionable that the State of California, County of Los Angeles and the proposed developer National Community Renaissance of California (NCRC), could plan, organize, draft and prepare a 5-story, 54-unit permanent supportive housing project for homeless persons in an area with residents, local businesses, and immediately adjacent to an elementary school without once reaching out or requesting input from the very constituents who would be directly impacted by the development of such a project.

We ask that the Board reallocate the \$7 million in loan funding to other projects which demonstrate more need and were not fortunate to receive funding. It appears that the next priority project services veterans which is an acute need in the County.

Loan Funding for Foothill Project Involves Unacceptable Risk to Region

While the NCRC project is protected under State laws that circumvent local control in shaping project standards, the County has full discretion on controlling which projects receive Los Angeles County Development Authority funding. The by-right nature of this project does not eliminate the Board of Supervisor's authority to withhold funding for a project that is ill-conceived and detrimental to the communities of San Dimas and La Verne.

First, there is a substantial need for public outreach and engagement. None has occurred during the Notice of Funding Availability 28 (NOFA 28) process. In fact, representatives from NCRC indicated that they normally prefer to have extensive outreach, yet they took no affirmative steps to ensure outreach was conducted. We appreciate the effort from Supervisor Barger to delay funding of this project until sufficient community outreach and engagement efforts have occurred.

Second, the development plans submitted for NOFA 28 funding and what was submitted to the County differ. The NOFA 28 funding indicates a 4-story building while building plans submitted to the County show a 5-story and almost 65-foot high. The County should not approve funding for a project that has not been finalized in its basic structure and does not comport with plans submitted during the funding application process.

Third, both development plans show minimal 10-foot setbacks overlooking single family homes, a day care and school. In addition, in the NOFA 28 application, the developer is not only seeking a density bonus, but also a reduction to required County setbacks. The development project is already not subject to local design standards of La Verne and San Dimas and given significant exemptions in process development through the State and County. Yet, the developer appears to be asking for additional considerations outside the scope of required County standards.

Fourth, there are significant risk exposures evident in developing this site, as articulated by NCRC in their NOFA 28 applications. NCRC erroneously indicated that NCRC will not assume any existing lease on the property. A lease for a commercial market exists onsite that would be impacted by the development of this project. Further, a property to the east of this development site is under escrow and appears to be landlocked by the proposed NCRC development. The access currently afforded to this landlocked property would impair the current building structure and require NCRC to rethink if it can continue the development while providing acceptable easement to the landlocked property. It is imprudent to extend a loan for a project that may be subject to dispute and challenges which could threaten the project.

Fifth, the location of this development displaces the at-risk population it wishes to service from access to sustaining and long-lasting employment, adequate amenities and resources for daily life, and sufficient high-quality transit. In addition, the market conditions of the area within a 5-mile radius do not currently provide the economic opportunity for the individuals serviced to transition into the community for the long-term. It should also be noted that within the 5-mile radius, the population that exists does not fall within the 30% average median income, resulting in higher housing and living costs.

City is Proud of its Efforts to Support the City's Unhoused Population

The City of San Dimas intimately understands the existence of a homeless crisis in the State of California and within the Los Angeles area region. The City of San Dimas has complied with all aspects of State Law to aid in this statewide effort to combat this crisis. San Dimas is one of the first cities to have obtained an approved Housing Element which includes outlining the need and planning for lower-income households, the homeless, people with disabilities, and seniors among other groups. All whilst many cities in California still lack an approved plan.

The City has also stepped up its local homeless outreach efforts by recently approving a \$1.1 million, 5-year contract with Los Angeles Centers for Alcohol and Abuse (LA CADA) for proactive outreach services throughout the City, offering assistance such as reconnecting to family, substance treatment, housing solutions and mental health services. San Dimas now provides proactive outreach to our homeless population most days of the week and has been successful in assisting and providing care to this population. Additionally, the City allocated resources in its 2023-24 preliminary budget to provide additional support for the unhoused.

Our City Council and City staff are consistently working to find creative solutions to this ongoing crisis, taking on difficult and complex tasks and in many cases successfully planning for new services and avenues of outreach for the most vulnerable in our community, all while navigating the State and County's annual barrage of overreaching authority that have thus far demonstrated limited success. It is disheartening that the County would support funding for a project that would move a population in need of such service to a community that cannot support the ready access to employment, does not address the City's existing homeless issues, and allows a development project that if within the City of San Dimas would not fare well with financing given the risks associated with the developer being able to overcome the impediments of an existing lease on the property to be developed and easement access required for the neighboring landlocked property. There is a US. VETS Housing Corporation rehabilitation project in Los Angeles for 44 formerly homeless veterans and Jubilo Village in Culver City that would house large families in 95 units that are more deserving of this funding than the NCRC project in San Dimas.

County Board Controls Funding Decisions Which are Central to Project

The proposed permanent supportive housing project at 740 East Foothill Boulevard is the latest overreaching act by the state and county. We understand that numerous State laws restrict the City and County from execution of their local control; however, the County Board does control whether it funds a project that is not currently approved and is subject to change.

Approval of funding for this project doubles-down on the recent trend of the state overriding its own mandated local housing plans by forcing and imposing housing projects on local communities without regard to the needs of the community, opportunities for environmental review, or public input.

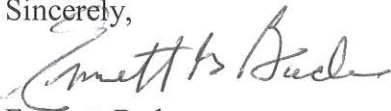
While it may be frustrating for some developers to address neighborhood concerns about traffic, parking, and other development impacts, those directly affected by such projects have a right to be heard. Public engagement also often leads to better projects. Not having such outlets will increase public distrust in government and result in additional outcry and initiatives limiting housing development.

We'd like to extend our gratitude to you, Supervisor Barger. Since the notice of this project your commitment in strengthening communication efforts between our cities, the developer and the County are appreciated. We encourage and request that the state and county continue to partner with local officials. We are here and willing to engage to ensure our community's interests are heard and considered.

For these reasons, the City of San Dimas opposes the affordable and permanent supportive housing project for homeless persons at 740 East Foothill Boulevard proposed by NCRC and requests that the County of Los Angeles Board of Supervisors reallocate any funding considered for this project to one or more of the many other projects which have high priority.

Recommendation is to allocate funding to either US. VETS Housing Corporation rehabilitation project in Los Angeles for 44 formerly homeless veterans and Jubilo Village in Culver City that would house large families in 95 units that are more deserving of this funding than the NCRC project.

Sincerely,



Emmett Badar
Mayor
City of San Dimas

Cc: Los Angeles County Board of Supervisors
Los Angeles County Development Authority
City of La Verne City Council
National Community Renaissance of California
Congresswoman Grace F. Napolitano
Senator Anthony Portantino
Senator Susan Rubio
Assemblymember Chris R. Holden