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Ms. Tina Fung
Senior Regional Planning Assistant
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

RE: General Plan Update

Dear Ms. Fung:

I am writing to express support for the Countywide General Plan update process currently underway.

Our firm is a developer of affordable multifamily rental housing in communities throughout Los Angeles County. One of the frequent obstacles we encounter is difficulty finding appropriately zoned land within unincorporated areas of the County to allow development of new affordable housing. This requires us to undertake an extensive entitlement process in order to begin a new project. The time delay translates to several direct cost impacts including the direct entitlement processing costs, the cost of compensating land sellers for extended escrow periods while entitlements are underway, and the uncertainties of construction cost escalation during extended planning periods.

Several aspects of the proposed plan update will be directly beneficial, including the establishment of transit oriented and mixed use housing districts, increases to the underlying densities allowed in major corridors, and improved consistency of vacant land zoning with adjoining development patterns and densities.

We look forward to the successful conclusion of the plan update.

Sincerely,

David C. Nahas
President