



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	April 28, 2020	
MEETING DATE:	April 29, 2020	AGENDA 7 ITEM:
PROJECT NUMBER:	R2020-000601	
PROJECT NAME:	Inclusionary Housing Ordinance	
PLAN NUMBER(S):	RPPL2020001004, RPPL2020001006	
SUPERVISORIAL DISTRICT:	1-5	
PROJECT LOCATION:	Countywide	
PROJECT PLANNER:	Ayala Scott, Senior Regional Planner ascott@planning.lacounty.gov	

ADDITIONAL STAFF RECOMMENDATION

As a follow up to the staff reports dated April 16, 2020 and April 23, 2020, please see the revision below to Section 22.121.050 (Affordable Housing Set-Aside) of the Draft Inclusionary Housing Ordinance, which staff recommends for clarification purposes:

F. Location. The required affordable housing set-aside units shall be provided on-site, or off-site ~~if one of the following are met, provided that:~~

1. ~~The off-site parcel is located in an unincorporated area of the County and is one of the following:~~

~~1a. Located in an unincorporated area of Los Angeles County and within one-quarter mile of the principal project;~~

~~2b. Located within a Highest, High, or Moderate Resource Area, as determined by the State Tax Credit Allocation Committee and State Department of Housing and Community Development;~~

~~3c. Located in an area with known displacement risk based on evidence to the satisfaction of the Department; or~~

~~4d. Developed as part of a community land trust; and~~

2. The off-site parcel, with its developable acreage, zoning and General Plan land use designation, is sufficient to permit the construction of the required set-aside units for the principal project; and

3. The required set-aside units for the principal project shall not count toward the affordable housing set-aside units required on said off-site parcel pursuant to this Chapter.

Also, in order to ensure consistency with the State Density Bonus Law in applying benefits such as bonus units, incentives and waivers of development standards only to projects where affordable units are provided on-site, staff recommends removal of the proposed amendments to Sections 22.120.050.B.3, 22.120.050.B.4, 22.120.100.D.1 and 22.120.100.F shown in the Draft Inclusionary Housing Ordinance.

ADDITIONAL PUBLIC COMMENTS

Please find the enclosed correspondence that was received subsequent to hearing package submittal to the Regional Planning Commission (Exhibit A).

Report

Reviewed By:



Tina Fung, Supervising Regional Planner

Report

Approved By:



Bianca Siegl, Deputy Director

LIST OF ATTACHED EXHIBIT

EXHIBIT A

Additional Public Correspondence

Exhibit A: Additional Public Correspondence

BOARD OF DIRECTORS

Rachel Rosner
President
*Bocarsly Emden Cowan
Esmail & Arndt LLP*

Tara Barauskas
Vice President
*Community Corporation of Santa
Monica*

Daniel Huynh
Secretary
LA Family Housing

Beulah Ku
Treasurer
Century Housing

Dana Trujillo
Ex-Officio
Excelerate Housing Group

Alex Russell
Ex-Officio
Many Mansions

Ed Holder
At-Large
Mercy Housing California

Becky Dennison
Venice Community Housing

Nina Dooley
LINC Housing

Lesley Edwards
*National Community
Renaissance*

Anne Friedrich
Menorah Housing Foundation

Isela Gracian
East LA Community Corporation

Joan Ling
UCLA

Nicole Norori
California Housing Partnership

Bill Pavao

Lara Regus
Abode Communities

Jesse Slansky
*West Hollywood Community
Housing*

Takao Suzuki
Little Tokyo Service Center

Joss Tillard-Gates
Enterprise Community Partners

Denice Wint
EAH Housing



April 28, 2020

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

letter submitted electronically to comment@planning.lacounty.gov

Re: Comments on draft Inclusionary Housing Ordinance

To the Los Angeles County Regional Planning Commissioners:

Thank you for the opportunity to comment on the draft of the Los Angeles County Inclusionary Housing Ordinance. This is extremely important legislation. Inclusionary housing policies are one of the most powerful tools local municipalities have to combat the housing inequality that exists by income level and race in our society.

The need here in Los Angeles County is great. According to the 2019 Los Angeles County Annual Affordable Housing Outcomes Report from the California Housing Partnership, the Count “has a shortfall of 516,946 homes affordable to the lowest income renters.”

SCANPH is a nonprofit membership association representing affordable housing developers across the five counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Our mission is to facilitate the development of affordable homes across Southern California by advancing effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships.

Our membership consists of developers who provide below market-rate homes for low-to-extremely-low income community members and for people experiencing homelessness. Simply put, we focus on economically disadvantaged individuals and families who are most in need of affordable housing.

As an organization representing nonprofit developers and other partners who work to include low income and very low income Angelenos in our region’s housing landscape, this ordinance is an opportunity to codify our vision for Southern California.

Here are our comments on the ordinance:

Comment 1: SCANPH Strongly Supports Inclusionary Housing

We strongly support the Los Angeles County Department of Regional Planning in advancing an inclusionary zoning policy. This is a key tool to reverse a history of regional housing development that too often used exclusionary policies in shaping the geography of housing through Los Angeles County. Today, many Californians face significant housing cost burdens. Even before the coronavirus crisis hit, almost 1.7 million people in California alone paid more than half their income on rent, which is a giant financial and emotional strain on families.

Unfortunately, the economic and health crisis caused by the coronavirus is likely to make Los Angeles County's serious affordable housing problems worse. Because of this, now is the time to enact an expansive and effective inclusionary zoning policy. Inclusionary zoning in housing will result in more affordable housing units built for low income residents and more equitable distribution of where people of all income levels are able to live.

Comment 2: Include All of Los Angeles County

Proposed: The proposal includes two geographic exceptions: (1) for rental projects in the Antelope Valley, East Los Angeles/Gateway, and South Los Angeles submarket areas and (2) condominium projects in the Antelope Valley and South Los Angeles submarket areas.

Recommendation: The inclusionary housing policy for Los Angeles County should cover the entire county and not make exceptions. Every affordable housing unit added to the housing supply makes the entire county stronger. Distributing affordable housing across the metropolitan region makes our county more equitable. This means that affordable housing should be built in more suburban areas. It also means that affordable housing should also be built in lower income areas where people with low incomes already live and have established community connections.

Comment 3: The Ordinance Should Include a No Net Loss Provision

Proposed: The ordinance does not have a no net loss provision.

Recommendation: The County's Inclusionary Housing Ordinance should include a no net loss requirement, meaning that for any construction activity that includes demolition or substantial rehabilitation, the County does not end up with fewer affordable housing units than before the project was demolished or rehabilitated. It is important to include this language in the inclusionary ordinance to ensure that residents with low incomes are not displaced due to residential development. Even if other state laws or County ordinances address this issue, a no net loss should be included here in the Inclusionary Housing Ordinance to ensure that there are no exceptions.

Comment 4: Pay Special Attention to Exceptions for Affordable Housing Set Asides Built Off-Site

Proposed: The ordinance provides four exceptions in which the required affordable housing set asides may be built off-site. These four exceptions are limited, such as if the project is located in an "unincorporated area of Los Angeles County and within one-quarter mile of the principal project," but these exceptions may be more broad than they first appear. In this example, about two-thirds of the land area in Los Angeles County is unincorporated, which gives this exception a very wide reach.

There are advantages and disadvantages to building on-site versus off-site. An on-site policy most effectively furthers geographic distribution of people with lower incomes. Allowing the affordable units to be built off-site, even just a quarter mile away, can make a big difference in terms of what kind of neighborhood the affordable set asides are being built in. However, off-site can give a separate affordable housing builder and operator (if there is one) more independence and autonomy in the construction and operation of the housing development.

Recommendation: Whatever off-site exceptions are allowed, we make the following recommendations: (1) The County should carefully consider how widely used the exceptions may be so that they do not allow more off-site units than they intended. (2) Off-site units must be the same size or greater as compared to what the on-site units would have been. For example, if the market rate units are three bedroom units,

then the off-site units should be equivalent size. If the off-site project prefers smaller units, then it must increase the *number* of units equivalently. (3) For off-site inclusionary units, developers must either build the units themselves or be required to pay a significant amount of the total cost of the off-site inclusionary units. We recommend no less than 50% of the total cost.

If the County maintains the exceptions for off-site affordable, it is imperative that you keep the current proposed language that says that permits for “off-site affordable set aside units shall be obtained prior to or concurrently with the permits and entitlements for the non set-aside units.” This is absolutely necessary to ensure the projects do not neglect or delay the required affordable set-aside units.

Comment 5: Inclusionary Zoning Should Focus on Low Income Residents

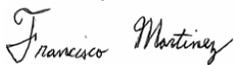
Proposed: The draft ordinance states that affordable housing should not “exceed the product of 35 percent times 130 percent of area median income adjusted for family size appropriate for the unit.” This means building affordable housing units aimed at serving families who make 30% more than the area median income.

Recommendation: Los Angeles County’s inclusionary housing policy should focus on residents with low incomes, very low incomes, and extremely low incomes. Generally this means people who make 80% or area median income, 50% or area median income, and 30% or area median income. While the housing crisis in Los Angeles County is deep and the burden of high housing costs burden all but the very richest, we should focus on the neediest in Los Angeles County when building affordable housing. This is how we can make the most difference in terms of providing quality housing to those who need and keeping people housed who might be susceptible to homelessness.

Strong inclusionary housing policies have a deep impact in ensuring that the next generation of housing in Los Angeles County includes homes for people with low incomes and that they are distributed throughout the County. We strongly support your efforts with this ordinance.

Thank you for taking the time to consider SCANPH’s recommendations. We will continue to follow this ordinance as it goes through the legislative process, and we hope it is enacted soon.

Sincerely,



Francisco Martinez

Policy Director

Southern California Association of NonProfit Housing (SCANPH)



April 28, 2020

Re: Inclusionary Housing Ordinance Public Comment

To Department of Regional Planning:

United Way of Greater Los Angeles writes this letter in support of the Inclusionary Housing Ordinance. This ordinance is a critical step for increasing the amount of affordable housing available in Los Angeles County.

In 2010, UWGLA launched Home for Good, a cross sector initiative to help house our homeless neighbors and veterans experiencing chronic homelessness. Since then we have secured housing for over 45,000 homeless neighbors. In 2018, we launched the Everyone In campaign – creating a diverse coalition of nonprofits, community leaders and donors to build a grassroots-to-grassroots education, engagement and activation campaign with more than 137,000 supporters.

We know that the housing crisis is our homelessness crisis. There are still nearly 59,000 people experiencing homelessness on any given night in Los Angeles County. This ordinance can help those still experiencing homelessness and help transform Los Angeles County into the more inclusive and equitable place we know it can become.

The United Way of Greater LA is in support of this ordinance. In an effort to make it even stronger, we request that:

- **The inclusionary policy should apply in all unincorporated communities across L.A. County.** The draft ordinance exempts rental projects in the East LA, South LA, and Antelope Valley submarket areas, and these communities have a particularly critical need for more affordable housing.
- **The “middle income” affordability level for for-sale projects will not be affordable to most county residents.** The affordability level should be lowered because we have a deep need for very low and extremely low income people, and the market produces very little, if any, of this type of housing.
- **The ability to build the affordable units off-site should be restricted.** A key goal of our work is to build stronger, less exclusionary communities. Affordable housing needs to be integrated into the same communities where new market rate housing is being built.

Sincerely,

A handwritten signature in black ink that reads "Tommy Newman".

Tommy Newman

Senior Director, Impact Initiatives



April 28, 2019

Via Email to comment@planning.lacounty.gov.

RE: COMMENTS ON PROPOSED INCLUSIONARY HOUSING ORDINANCE

Dear Regional Planning Commissioners:

We are pleased to offer the following comments on the County's proposed inclusionary housing ordinance. Our organizations are still in the process of reviewing documents related to this proposed ordinance, however we wanted to offer our initial comments for your consideration as you review this ordinance tomorrow. A strong inclusionary housing ordinance is necessary in ensure that low-income families are not left behind now, or as the economy recovers. During the 5th RHNA cycle, the County's largest shortfall in construction was in units affordable to households at 50% AMI and below.¹ To address this dire shortfall, and help build stable and inclusive communities, we strongly support approval of an inclusionary housing ordinance.

- 1) The County should adopt a robust inclusionary housing ordinance as soon as possible. This important legislation should not be delayed.

It is critical that the County adopt an inclusionary housing ordinance that produces the maximum amount of affordable housing feasible, targets affordable units as deeply as possible, prevents displacement, and better integrates neighborhoods. We urge the Commission to approve a robust inclusionary housing ordinance without delay. The COVID-19 pandemic has created tremendous hardships and recovery will not be felt equally amongst the County's residents. As we continue to work to contain the virus, we must also set the groundwork for an equitable recovery. A comprehensive inclusionary housing ordinance that applies to all 5 supervisorial districts will be a key part of such a recovery.

- 2) The inclusionary policy should apply in *all* geographic areas.

The draft ordinance exempts rental projects in the East LA, South LA, and Antelope Valley submarket areas. Residents of these neighborhoods desperately need affordable housing and are concerned about indirect displacement from exclusively market-rate

¹ HCD Annual Progress Report Permit Summary available at https://www.hcd.ca.gov/community-development/housing-element/docs/Annual_Progress_Report_Permit_Summary.xlsx.

developments. The feasibility analysis by HR&A Advisors noted that rents in the East LA/Gateway submarket grew by 15-20 percent in the last two years.² Market conditions are changing rapidly and it's important to establish inclusionary requirements now to plan for future demand.

The HR&A may also have underestimated the feasible rates of affordable housing in these areas. For example, it appears that the analysis did not account for *any* reduction in land costs from an inclusionary housing policy. Economic theory suggests that an inclusionary policy will modestly reduce land prices, making additional affordable housing feasible. By apparently neglecting to account for reduced land prices, HR&A may have skewed their results against a finding of feasibility in these submarkets. Furthermore, even without accounting for reduced land costs, the HR&A pro forma for East Los Angeles shows *greater* profits from the inclusionary pro forma using a density bonus compared with the base non-inclusionary pro forma.³

We urge the Commission to recommend approval of an inclusionary housing ordinance that applies to all geographic areas without exception.

- 3) The “middle income” affordability level for for-sale projects will, by definition, not be affordable to most county residents.

The draft ordinance defines a new “middle income” affordability level at 150% of the area median income. Units at this income level will, by definition, be unaffordable to most County residents and will not help the County meet its affordable RHNA numbers. The affordability levels for for-sale projects should be adjusted to require housing that is truly affordable to lower income households.

In addition, we find that setting a new 150% income level takes away from the Board's intention to meet the housing affordability needs of residents who fall under the 120% AMI threshold. As stated in the February 20, 2018 “Affordable Housing Action Plan Implementation Motion, “the County needs to add 17,116 housing units for households earning less than 120% of Area Median Income.” Setting the affordability level at 150% is therefore inconsistent with the findings of the report that advised the Board to move forward with Inclusionary Zoning as an important strategy to mitigate further displacement in communities experiencing gentrification.

- 4) The affordability requirements for rental projects should target deeper affordability.

The draft ordinance includes an option to provide 20% of units affordable to households at the 80% AMI level. These units will not be affordable to a significant portion of

² HR&A Advisors, April 9, 2020, page 6, available at http://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

³ HR&A Advisors, Appendix B.3.

renters in unincorporated LA County. *Nearly half* of renters in unincorporated LA County make 50% AMI or less.⁴ Renters at or below the 30% AMI level are most at risk of displacement and homelessness. To address this more urgent need, all three options to satisfy the affordability requirement for rental housing should include a portion of units affordable to households making 30% AMI.

- 5) The option to satisfy the affordable housing requirement through off-site construction should be significantly restricted.

The draft ordinance includes a permissive off-site alternative that creates loopholes and could undermine the intent of the ordinance. Whenever possible, on-site affordable units should be encouraged and the option for off-site construction should be significantly restricted. For example, the current option to build off-site affordable units in any “highest, high, or moderate resource area” would allow a developer building in a high cost area to build off-site affordable units across the county in a lower cost “moderate resource area.” This undermines the Board of Supervisor’s intention of “disrupting historical patterns of de facto economic segregation and promoting economically inclusive communities” in its Affordable Housing Action Plan Implementation Motion.. Furthermore, the ordinance should include a clear prohibition on using competitive affordable housing subsidies for the construction off-site units or building off-site units on a site where tenants resided in the last 10 years. Lastly, developers using the off-site option should be required to build a greater number of affordable units than required under the on-site option, potentially at a two to one ratio.

- 6) The inclusionary ordinance should cover substantial renovations, even if the renovation does not increase the total number of units.

The draft ordinance does not apply to projects to substantially rehabilitate existing multifamily dwellings unless there is an increase in the total number of dwelling units. We would like to better understand the rationale behind this exemption. Much of the new investment in unincorporated East LA and other parts of the County is being undertaken by renovations. These renovated buildings charge higher rents and are unaffordable to most existing residents. Exempting such projects may create inadvertent loopholes preventing lower income households from benefiting from this ordinance (and likely, exacerbating displacement). Such loopholes should not be countenanced.

- 7) The ordinance should include No Net Loss (NNL) requirements for all projects.

To prevent the loss of units *occupied by or affordable to* lower income households, the ordinance should include a NNL requirement for all new developments in all submarkets. NNL is implemented on a per project basis and requires that new developments replace existing units that are occupied by or affordable to lower income households. NNL is a proven best practice from State density bonus law (CA Government Code 65915).

⁴ According to the Department’s Household Income Certification available [here](#), 46% of unincorporated renter households are very low income or extremely low income.

While we understand that the County is considering a NNL requirement in its affordable housing preservation ordinance, it is nonetheless critical to include it as part of this ordinance to ensure that inclusionary housing does not lead to the displacement of long term lower income residents. While the NNL provisions in density bonus law and SB 330 might apply to some inclusionary housing projects, they will not apply to all, so the County should include a NNL requirement in its inclusionary ordinance. Importantly, SB 330 also has a 5-year sunset.

8) The County should maximize the length of affordable housing covenants.

In order to maximize the life of affordable units created through this ordinance, we recommend that covenants be affordable for *55 years or the life of the project*, whichever is longer.

Thank you for your consideration of our comments.

Sincerely,

Laura Raymond, Director, Alliance for Community Transit – Los Angeles
Susanne Browne, Senior Attorney, Legal Aid Foundation of Los Angeles
Pamela Agustin, Lead Community Organizer, Eastside LEADS (Leadership for Equitable & Accountable Development Strategies)



April 28, 2020

Los Angeles County Regional Planning Commission
Hall of Records, Room 150
320 West Temple Street
Los Angeles, CA 90012

Re: Letter of Support for Inclusionary Housing Ordinance (Agenda Item No. 7, April 29, 2020)

Dear Regional Planning Commission Members,

Corporation for Supportive Housing (CSH) is a national nonprofit organization dedicated to advancing solutions that use housing as a platform for services to improve the lives of the most vulnerable people, maximizing public resources and building healthy communities.

As longtime partners in Los Angeles County, CSH applauds and supports the Inclusionary Housing Ordinance. The requirement to include affordable housing units in market rate developments is essential in helping to meet the needs of our community as well as to assist the County in meeting the Regional Housing Needs Assessment goals.

Prior to the current crisis, the need for affordable housing was severe, with a shortage of over 550,000 rental units in Los Angeles County for households earning less than \$41,500. This has contributed to an increasing percentage of those experiencing homelessness for the first time. Today, the current situation has only compounded the problem, with many more of Los Angeles County's residents at dire risk of becoming homeless. It is therefore critical that we do all that is possible to increase the affordable housing stock throughout Los Angeles County.

We look forward to continuing to work alongside the County's Department of Regional Planning and this Commission as it bolsters development of affordable and supportive housing for our most vulnerable neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Howden", with a long horizontal flourish extending to the right.

David Howden
Director – Los Angeles



April 27, 2020

Connie Chung
LA County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Comments on Proposed Inclusionary Housing Ordinance

Dear Connie,

Central City Association (CCA) represents more than 400 businesses, trade associations and nonprofit organizations with a commitment to enhancing the vibrancy of Downtown Los Angeles and increasing investment in the region. We appreciate your engagement with our members on the proposed Inclusionary Housing Ordinance (IHO). **Given the tremendous uncertainty and economic fallout that has resulted from the COVID-19 pandemic, we strongly recommend that the County postpone implementation of the IHO and instead revisit this policy and prepare a new feasibility analysis as our economy recovers.**

We don't know the full extent of the economic impacts of COVID-19 on our economy yet, but we know that it will be severe. Our region is also still amid a deep homelessness and housing crisis, which will only be more pronounced following the pandemic if we do not continue to build housing now. The basic economic and financial structure of inclusionary housing is premised on the ability of market rate rents to subsidize affordable housing units within the same development projects, without requiring any public subsidy. Hundreds of thousands of Angelenos have lost their jobs and income due to COVID-19, and the impacts will likely be persistent as businesses cope with new circumstances and continued restrictions on operations into the future. This suggests that market rate rents will likely decrease or stagnate and therefore jeopardize the financial feasibility of development and on which the County's IHO is based.

In addition, we know there is already incredible uncertainty in the multi-family development community due to the recently enacted policy that enacts an eviction moratorium and allows for back rent to be paid for 12 months post the local emergency declaration is lifted. This policy is understandable given the extreme economic hardships of many but will impose significant financial consequences. Adding the proposed IHO at this time will only worsen a challenging investment environment and thereby decrease overall housing production which is greatly needed.

We urge the County to recognize this major economic shift and to instead do everything it can to support the financial feasibility of housing development, including not imposing new requirements like the IHO. **If the County would like to reevaluate the IHO once our economy recovers, we recommend the following to blunt potential negative impacts:**

- Provide a phase-in period for developers to adjust to the new rules.
- Allow projects to vest under the rules in place at the time they are filed and do not retroactively subject projects to the IHO that have already filed.



- Provide an option for workforce and moderate-income housing for rental projects as it is allowed for for-sale projects.
- Provide an option for payments in-lieu of the provision of on-site or off-site affordable housing.
- Allow flexibility to have a different unit mix but the same square footage allocated between market rate and affordable units, which could enable more affordable units to be built overall (two 400 square-foot affordable studios for every one 800 square-foot market rate 2-bedroom unit, for example).
- Apply upzoning consistent with the Regional Housing Needs Allocation (RHNA) before imposing the IHO.
- Track the impact of the IHO on housing production following adoption.

We remain committed partners to developing solutions to bring economic stability to our region and continue to confront our affordable housing and homelessness crisis. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "J Lall".

Jessica Lall
President & CEO, Central City Association of Los Angeles

April 27, 2020

Commissioner Pat Modugno, Chair
Los Angeles County Regional Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

SUBJECT: Oppose - Project No. 2020-000601 - Inclusionary Housing Ordinance

Dear Commissioner Modugno and the Regional Planning Commissioners,

On behalf of BizFed, a grassroots alliance of more than 190 business organizations representing 400,000 employers with over 3.5 million employees in Los Angeles County, we are writing to respectfully express our opposition to the Inclusionary Housing Ordinance. This policy stands to negatively affect housing production and the overall housing supply during a housing crisis let alone the current global health pandemic.

As currently written, this ordinance will increase the costs of housing construction, increase regulatory barriers and make housing less attainable for our workforce. Currently, the Los Angeles County has a Regional Housing Needs Allocation (RHNA) responsibility to produce 90,000 new housing units. This ordinance will not helpful in reducing this shortfall. In addition, the feasibility analysis used to justify the ordinance is no longer accurate due to the economic shifts and changes in the market due to COVID-19.

BizFed has been in the forefront continuing to advocate and create the necessary avenues to incentivize housing supply. We strongly supported and advocated for solutions such as Accessory Dwelling Unit and Compact Lot Subdivision Ordinances, which according to numbers provided by Regional Planning Staff in March 2020, show that these simple incentive solutions have been a driving force producing nearly half of the new units in unincorporated Los Angeles County.

We have to work together on the numerous challenges facing Los Angeles. Housing production, housing affordability and homelessness are just a few of those challenges. BizFed believes that strategies such as curbing CEQA lawsuit abuse, supporting high-density transit-oriented zoning, and reducing the impacts of taxes and fees will increase housing supply.

Please look to BizFed as a partner with Los Angeles County to comprehensively solve our housing crisis.

Sincerely,



Sandy Sanchez
BizFed Chair
FivePoint



David Fleming
BizFed Founding Chair



Tracy Hernandez
BizFed Founding CEO
IMPOWER, Inc.

CC: Supervisorial District 1: Doug Smith, Commissioner
Supervisorial District 2: David Louie, Commissioner
Supervisorial District 3: Laura Shell, Commissioner
Supervisorial District 4: Elvin W. Moon, Commissioner

BizFed Association Members

Action Apartment Association
Alhambra Chamber of Commerce
American Beverage Association
American Hotel & Lodging Association
American Institute of Architects – Los Angeles
Angeles Emeralds
Apartment Association, California Southern Cities
Apartment Association of Greater Los Angeles
Arcadia Association of REALTORS
AREAA North Los Angeles SFV SCV
Asian Business Association
Association of Club Executives
Association of Independent Commercial Producers
Azusa Chamber of Commerce
Bell Gardens Chamber of Commerce
Beverly Hills Bar Association
Beverly Hills Chamber of Commerce
BNI4SUCCESS
Boyle Heights Chamber of Commerce
Building Industry Association, LA / Ventura
Building Industry Association, Baldyview
Building Owners & Managers Association, Greater LA
Burbank Association of REALTORS
Burbank Chamber of Commerce
Business & Industry Council for Emergency Planning & Preparedness
Business Resource Group
CA Natural Resources Producers Assoc
CalAsian Chamber
CalCFA
California Apartment Association, Los Angeles
California Asphalt Pavement Association
California Association of Food Banks
California Bankers Association
California Bus Association
California Business Roundtable
California Cannabis Industry Association
California Cleaners Association
California Construction and Industry Materials Association
California Contract Cities Association
California Fashion Association
California Gaming Association
California Grocers Association
California Hispanic Chamber of Commerce
California Hotel & Lodging Association
California Independent Oil Marketers Association
California Independent Petroleum Association
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Restaurant Association
California Retailers Association
California Small Business Alliance
California Society of CPAs -Los Angeles Chapter
California Sportfishing League
California Trucking Association
Californians for Balanced Energy Solutions
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
CDC Small Business Finance
Central City Association
Century City Chamber of Commerce
Cerritos Regional Chamber of Commerce
Citrus Valley Association of REALTORS
Commercial Industrial Council/Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water

Quality
Council on Trade and Investment for Filipino Americans
Covina Chamber of Commerce
Culver City Chamber of Commerce
Downey Association of REALTORS
Downey Chamber of Commerce
Downtown Center Business Improvement District
Downtown Long Beach Alliance
El Monte/South El Monte Chamber
El Segundo Chamber of Commerce
Employers Group
Engineering Contractor's Association
EXP
F.A.S.T. - Fixing Angelenos Stuck In Traffic FilmLA
Friends of Hollywood Central Park
Fur Information Council of America
FuturePorts
Gardena Valley Chamber of Commerce
Gateway to LA
Glendale Association of REALTORS
Glendale Chamber of Commerce
Glendora Chamber of Commerce
Greater Antelope Valley Association of REALTORS
Greater Lakewood Chamber of Commerce
Greater Los Angeles African American Chamber
Greater Los Angeles Association of REALTORS
Greater Los Angeles New Car Dealers Association
Harbor Trucking Association
Historic Core Business Improvement District
Hollywood Chamber of Commerce
Hong Kong Trade Development Council
Hospital Association of Southern California
Hotel Association of Los Angeles
Huntington Park Area Chamber of Commerce
Independent Cities Association
Industry Business Council +
Inglewood Airport Area Chamber of Commerce
Inland Empire Economic Partnership
International Warehouse Logistics Association
La Cañada Flintridge Chamber of Commerce
L.A. County Medical Association
L.A. Fashion District BID
L.A. South Chamber of Commerce
Lancaster Chamber of Commerce
Larchmont Boulevard Association
Latino Food Industry Association
LAX Coastal Area Chamber of Commerce
League of California Cities
Long Beach Area Chamber of Commerce
Los Angeles Area Chamber of Commerce
Los Angeles County Board of Real Estate
Los Angeles County Waste Management Association
Los Angeles Gateway Chamber of Commerce
Los Angeles Gay and Lesbian Chamber of Commerce
Los Angeles Latino Chamber of Commerce
Los Angeles Parking Association
Marketplace Industry Association
Motion Picture Association of America
MoveLA a Project of Community
NAIOP Southern California Chapter
National Association of Royalty Owners
National Association of Tobacco Outlets
National Association of Women Business Owners
National Association of Women Business Owners – Los Angeles

National Hispanic Medical Association
National Latina Businesswomen
Orange County Business Council
Pacific Merchant Shipping Association
Pacific Palisades Chamber of Commerce
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber of Commerce
Pasadena-Foothills Association of Realtors PhRMA
Planned Parenthood Southern Affiliates of California
Pomona Chamber of Commerce
Propel L.A.
Rancho Southeast Association of REALTORS
Recording Industry Association of America
Regional Black Chamber - San Fernando Valley
Regional Hispanic Chamber of Commerce
Regional Chamber of Commerce-San Gabriel Valley
Rosemead Chamber of Commerce
San Dimas Chamber of Commerce
San Gabriel Chamber of Commerce
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber of Commerce
Santa Clarita Valley Chamber of Commerce
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Sherman Oaks Chamber of Commerce
South Bay Association of Chambers
South Bay Association of REALTORS
South Gate Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc. +
Southern California Water Coalition
Southland Regional Association of REALTORS
Sunland-Tujunga Chamber of Commerce
The Young Professionals at the Petroleum Club
Torrance Area Chamber
Town Hall Los Angeles
Tri-Counties Association of REALTORS
United Chambers San Fernando Valley & Region
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
US Green Building Council
US Resiliency Council
Valley Economic Alliance
Valley Industry & Commerce Association
Vernon Chamber of Commerce
Vietnamese American Chamber of Commerce
Warner Center Association
West Hollywood Chamber of Commerce
West Los Angeles Chamber of Commerce
West San Gabriel Valley Association of REALTORS
West Valley/Warner Center Association Chamber
Western Manufactured Housing Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Community Council
Westwood Village Rotary Club
Whittier Chamber of Commerce
Wilmington Chamber of Commerce
World Trade Center Los Angeles
Young Professionals in Energy - LA Chapt

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:24 PM

To: alanching@csmmcmortgage.com <alanching@csmmcmortgage.com>

Cc: Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Alan Ching [mailto:Alan.Ching.294783656@p2a.co]**Sent:** Friday, April 24, 2020 11:07 AM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Alan Ching

3228 Meadow Oak Dr

Westlake Village, CA 91361

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <r Ruiz@planning.lacounty.gov>

Fri 4/24/2020 12:26 PM

To: alanandbeans@sbcglobal.net <alanandbeans@sbcglobal.net>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Alan Scales [mailto:Alan.Scales.294352276@p2a.co]**Sent:** Friday, April 24, 2020 11:24 AM**To:** Rosie Ruiz <r Ruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Alan Scales

5158 E Greensboro Ln

Anaheim, CA 92807

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <r Ruiz@planning.lacounty.gov>

Fri 4/24/2020 2:49 PM

To: alyssatrebil@ducttesters.com <alyssatrebil@ducttesters.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Alyssa Trebil [mailto:Alyssa.Trebil.298828977@p2a.co]**Sent:** Friday, April 24, 2020 2:27 PM**To:** Rosie Ruiz <r Ruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!**CAUTION:** External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Alyssa Trebil

21855 Ulmus Dr

Topanga, CA 91364

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:25 PM

To: bmmurakami@drhorton.com <bmmurakami@drhorton.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Barbara Murakami [mailto:Barbara.Murakami.293319300@p2a.co]**Sent:** Friday, April 24, 2020 11:07 AM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Barbara Murakami

2280 Wardlow Cir

Corona, CA 92880

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <r Ruiz@planning.lacounty.gov>

Fri 4/24/2020 2:50 PM

To: btrebil@wattcompanies.com <btrebil@wattcompanies.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Brett Trebil [mailto:Brett.Trebil.293270278@p2a.co]**Sent:** Friday, April 24, 2020 2:33 PM**To:** Rosie Ruiz <r Ruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!**CAUTION:** External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Brett Trebil

2716 Ocean Park Blvd

Santa Monica, CA 90405

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:27 PM

To: dave.little@pardeehomes.com <dave.little@pardeehomes.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Dave Little [mailto:Dave.Little.298831171@p2a.co]**Sent:** Friday, April 24, 2020 11:33 AM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Dave Little

177 E Colorado Blvd

Pasadena, CA 91105

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:28 PM

To: dfraychineaud@cimgroup.com <dfraychineaud@cimgroup.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Derek Fraychineaud [mailto:Derek.Fraychineaud.294773558@p2a.co]**Sent:** Friday, April 24, 2020 11:52 AM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Derek Fraychineaud

4700 Wilshire Blvd

Los Angeles, CA 90010

Fwd: Stop "Exclusionary" Housing!

Ayala Scott <AScott@planning.lacounty.gov>

Fri 4/24/2020 10:39 AM

To: Tina Fung <tfung@planning.lacounty.gov>; Heather Anderson <HAnderson@planning.lacounty.gov>

From: Rosie Ruiz <rruiz@planning.lacounty.gov>**Sent:** Friday, April 24, 2020 10:37 AM**To:** diana.coronado88@gmail.com**Cc:** Ayala Scott; Mitch Glaser**Subject:** Re: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission.

Thank you.

Sent from my iPhone

On Apr 24, 2020, at 9:33 AM, Diana Coronado <Diana.Coronado.290367003@p2a.co> wrote:

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Diana Coronado
36 Rolling Ridge Dr
Pomona, CA 91766

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <r Ruiz@planning.lacounty.gov>

Fri 4/24/2020 12:39 PM

To: george@allpromoetc.com <george@allpromoetc.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: George Dickerson [mailto:George.Dickerson.293232739@p2a.co]**Sent:** Friday, April 24, 2020 12:38 PM**To:** Rosie Ruiz <r Ruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

George Dickerson

41747 12th St W

Palmdale, CA 93551

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <r Ruiz@planning.lacounty.gov>

Fri 4/24/2020 2:49 PM

To: john.danvers@sheahomes.com <john.danvers@sheahomes.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: john danvers [mailto:john.danvers.303536910@p2a.co]**Sent:** Friday, April 24, 2020 2:28 PM**To:** Rosie Ruiz <r Ruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!**CAUTION:** External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

john danvers

23 Dusk Way

Aliso Viejo, CA 92656

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:26 PM

To: johnhrovat@gmail.com <johnhrovat@gmail.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: John Hrovat [mailto:John.Hrovat.305442462@p2a.co]**Sent:** Friday, April 24, 2020 11:11 AM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

John Hrovat

75 Lowell Ave

Sierra Madre, CA 91024

Tina Fung

From: Rosie Ruiz
Sent: Monday, April 27, 2020 6:27 AM
To: lhoffman@fassbergcc.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov

**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Larry Hoffman [mailto:Larry.Hoffman.293519678@p2a.co]
Sent: Saturday, April 25, 2020 8:52 AM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Larry Hoffman
23679 Calabasas Rd
Calabasas, CA 91302

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:27 PM

To: eklundproperties@gmail.com <eklundproperties@gmail.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Lisa Eklund [mailto:Lisa.Eklund.305454360@p2a.co]**Sent:** Friday, April 24, 2020 11:30 AM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Lisa Eklund

6772 Shakespeare Way

Ventura, CA 93003

Tina Fung

From: Rosie Ruiz
Sent: Monday, April 27, 2020 6:26 AM
To: mellett@comstock-homes.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Mark Ellett [mailto:Mark.Ellett.298828715@p2a.co]
Sent: Friday, April 24, 2020 5:03 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Mark Ellett
3201 Rosecrans Ave
Hawthorne, CA 90250

Tina Fung

From: Rosie Ruiz
Sent: Monday, April 27, 2020 6:26 AM
To: nick242@aol.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | ruiroz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Nick Castro [mailto:Nick.Castro.305524236@p2a.co]
Sent: Friday, April 24, 2020 4:50 PM
To: Rosie Ruiz <ruiroz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Nick Castro
3321 Landen St
Camarillo, CA 93010

Tina Fung

From: Rosie Ruiz
Sent: Monday, April 27, 2020 10:21 AM
To: patric.lynam@meritagehomes.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Patric Lynam [mailto:Patric.Lynam.293187721@p2a.co]
Sent: Monday, April 27, 2020 10:19 AM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Patric Lynam
5 Peters Canyon Rd
Irvine, CA 92606

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:26 PM

To: rick@larrabureframing.com <rick@larrabureframing.com>

Cc: Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov

Department office hours are Monday through Thursday

From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard White [mailto:Richard.White.297232041@p2a.co]

Sent: Friday, April 24, 2020 11:18 AM

To: Rosie Ruiz <rruiz@planning.lacounty.gov>

Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Richard White

9554 Vassar Ave

Los Angeles, CA 91311

RE: Stop "Exclusionary" Housing!

Rosie Ruiz <rruiz@planning.lacounty.gov>

Fri 4/24/2020 12:28 PM

To: souellette@williamshomes.com <souellette@williamshomes.com>**Cc:** Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Rafael Andrade <RAndrade@planning.lacounty.gov>

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | rruiz@planning.lacounty.gov**Department office hours are Monday through Thursday****From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Scott Ouellette [mailto:Scott.Ouellette.290585218@p2a.co]**Sent:** Friday, April 24, 2020 12:21 PM**To:** Rosie Ruiz <rruiz@planning.lacounty.gov>**Subject:** Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.
--

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,

Scott Ouellette

1924 Carmen Ave

Los Angeles, CA 90068

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 8:29 AM
To: john@musellagroup.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: Re: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning

213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov

Department office hours are **Monday through Thursday**

From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

Sent from my iPhone

On Apr 27, 2020, at 5:41 PM, John Musella <John.Musella.298824322@p2a.co> wrote:

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
John Musella
24522 Windsor Dr
Santa Clarita, CA 91355

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 9:38 AM
To: bjensen@sgvpartnership.org
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Brad Jensen [mailto:Brad.Jensen.306144598@p2a.co]
Sent: Tuesday, April 28, 2020 9:34 AM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Brad Jensen
4900 Rivergrade Rd
Irwindale, CA 91706

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 12:00 PM
To: achang@lcra-architects.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | ruiiz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | ruiiz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Adele Chang [mailto:Adele.Chang.298804045@p2a.co]
Sent: Tuesday, April 28, 2020 11:58 AM
To: Rosie Ruiz <ruiiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Adele Chang
35 Hugus Alley
Pasadena, CA 91103

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 1:27 PM
To: rick.wood@tripointehomes.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Rick Wood [mailto:Rick.Wood.290467147@p2a.co]
Sent: Tuesday, April 28, 2020 1:25 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Rick Wood
3662 Seascape Dr
Huntington Beach, CA 92649

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 2:01 PM
To: djsequeira@drhorton.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | ruiiz@planning.lacounty.gov
**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Daryl Sequeira [mailto:Daryl.Sequeira.306209505@p2a.co]
Sent: Tuesday, April 28, 2020 1:57 PM
To: Rosie Ruiz <ruiiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Daryl Sequeira
8501 Fallbrook Ave
Los Angeles, CA 91304

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 2:06 PM
To: khartley@westonmason.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Kirk Hartley [mailto:Kirk.Hartley.290517213@p2a.co]
Sent: Tuesday, April 28, 2020 2:04 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Kirk Hartley
3166 Dearborn Ave
Palmdale, CA 93551

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 3:25 PM
To: estanley@allianceeng.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov

**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Erin Stanley [mailto:Erin.Stanley.306226894@p2a.co]
Sent: Tuesday, April 28, 2020 3:19 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Erin Stanley
27413 Tourney Rd
Santa Clarita, CA 91355

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 3:25 PM
To: rdruschen@pacificwesthomesolutions.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Ron Druschen [mailto:Ron.Druschen.298903162@p2a.co]
Sent: Tuesday, April 28, 2020 3:15 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Ron Druschen
25520 Avenue Stanford
Santa Clarita, CA 91355

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 3:24 PM
To: rmcdonald@carlsonnicholas.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard McDonald [mailto:Richard.McDonald.293072665@p2a.co]
Sent: Tuesday, April 28, 2020 2:46 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Richard McDonald
301 E Colorado Blvd
Pasadena, CA 91101

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 3:39 PM
To: bzweigler@byergeo.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: RE: Stop "Exclusionary" Housing!

Your request will be forward to Regional Planning Commission. Thank you.

ROSIE O. RUIZ | Commission Services

Los Angeles County Department of Regional Planning
213.974.6409 | <http://planning.lacounty.gov> | r Ruiz@planning.lacounty.gov
**Department office hours are Monday through Thursday
From 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays**

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Robert Zweigler [mailto:Robert.Zweigler.306232310@p2a.co]
Sent: Tuesday, April 28, 2020 3:37 PM
To: Rosie Ruiz <r Ruiz@planning.lacounty.gov>
Subject: Stop "Exclusionary" Housing!

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Robert Zweigler
1461 E Chevy Chase Dr
Glendale, CA 91206

Tina Fung

From: Rosie Ruiz
Sent: Tuesday, April 28, 2020 4:59 PM
To: hnnmd@hotmail.com
Cc: Ayala Scott; Tina Fung; Rafael Andrade
Subject: Re: Stop "Exclusionary" Housing!

Your letter will be forward to the Commissioners. Thank you.

Sent from my iPhone

On Apr 28, 2020, at 4:54 PM, Henrik Nazarian <Henrik.Nazarian.298795695@p2a.co> wrote:

CAUTION: External Email. Proceed Responsibly.

Dear Chair & Commissioners,

Please postpone the "Exclusionary" Housing hearing on April 29th. This ordinance will make housing more expensive for me, families and hardworking individuals.

We are being excluded from housing because this will only result in luxury and subsidized housing. There are no housing options left for the average workforce.

By hearing this ordinance during a global pandemic, I'm concerned that you are focused on adding costs to housing instead of helping us.

Please don't make housing more expensive during this health and housing crisis.

I am asking you to postpone the hearing on April 29th and consider the impacts of COVID-19 on this policy!

Regards,
Henrik Nazarian
1638 Virden Dr
Glendale, CA 91208