



NORMAN YEE

March 8, 2018

Re: 250 Laguna Honda

Dear community members and stakeholders,

Since 2016 I have worked closely with neighbors, Christian Church Homes (CCH), the Forest Hill Church and Pre-School, and the Mayor's Office of Housing (MOH), to guide the development of an affordable senior housing project at 250 Laguna Honda Boulevard. It is beyond arguing that our City is in the midst of an unprecedented housing crisis and that this emergency is especially acute for seniors who often have to provide for a roof over their heads on small, fixed, incomes. When I learned that Forest Hill Church was willing to develop deeply affordable housing for seniors on its privately owned site I saw this as an opportunity that could not be passed up.

During the past two years the project has faced several significant challenges. A lack of adequate communication at the beginning of the development process sowed suspicion within the neighborhood. The fact that the project would include housing for formerly homeless seniors created additional questions for neighbors who are not familiar with our City's successful track record of creating supportive housing for the homeless.

The existing church building may also qualify as a historical resource under the California Environmental Quality Act (CEQA) and, as such, could not simply be demolished but would have to be taken into account as part of the project and would potentially add cost.

In recent weeks significant strides were made in convening community meetings to help facilitate the dissemination of information and to allow the developers and the City better understand the concerns of the neighborhood. However, significant opposition still persists.

The location of the site, at the foot of a hill, raised concerns about the safety of building a large-scale project. These concerns were exacerbated when the recently released developer's geotechnical report found that the hill was unstable and potentially at risk of rockslides in the face of heavy rain or an earthquake.

The report, by Langan Engineering, made several recommendations to mitigate the dangers posed by the hill, including, deep soil mixing, buttressing, and moving the project away from the toe of the hill.

In light of the totality of these concerns and a limited amount of funding available to see it through to the end of a long and uncertain entitlement process, I am compelled to withdraw my support for this project. I do so with a sense of regret and am grateful to Forest Hill Church and CCH for making the effort to bring a much needed resource to our District.

I remain committed to bringing affordable housing to District 7 and am actively working with the Mayor's Office and some of our State's elected officials to explore options for bringing significant affordable housing to our neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Norman Yee". The signature is written in a cursive, flowing style.

Norman Yee
District 7 Supervisor