

From: Richard Lichtenstein <rlichtenstein@marathon-com.com>
Sent time: 06/29/2018 02:04:37 PM
To: elva.nuno-odonnell@lacity.org
Subject: FW: ELDP letters and link
Attachments: Hollywood Center (ELDP App Letter of Support).pdf Climate Resolve.pdf LAEDC_LOS_Hollywood Center_ELDP_DAF_June 14_2018.pdf

Hopefully these are the letters you were looking for. I've also attached a link to the State's website. Have a good weekend. r

<http://opr.ca.gov/ceqa/california-jobs.html>



RON MILLER
Executive Secretary

Los Angeles / Orange Counties Building and Construction Trades Council

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June 18, 2018

Scott Morgan
Director of State Clearinghouse and Deputy Director of Administration
Governor's Office of Planning and Research
Scott.Morgan@opr.ca.gov

RE: Hollywood Center – ELDP Application Support Letter

Dear Mr. Morgan,

On behalf of over 100,000 skilled and trained craftsmen and women we strongly urge you to support the Hollywood Center “Environmental Leadership Development Project” application, an environmental certification that will create 7,452 high-paying, high-skill construction jobs and speed much-needed housing through the lengthy entitlement process. With wages stagnating and good jobs increasingly hard to find, our community struggles every day to make ends meet and put food on the table.

This certification has already been implemented successfully on projects up and down California, resulting in thousands and thousands of good jobs. These jobs are vital to strength of the regional economy, and we should be prioritizing the usage of the ELDP process for specific projects as it is a massive commitment to working people in the LA region.

In addition to creating jobs, an ELDP must result in an investment in California of more than \$100 million and generate zero net additional emissions of greenhouse gases, among other provisions. AB900 creates a win-win-win for the environment, the economy, and the workforce. This is the gold standard for sustainable, environmentally-friendly building and the model for what all real estate developers should be doing in the future.

As with previous ELDP applications, approving the Hollywood Center application is just plain common sense, a proven approach to increasing the number of good construction jobs. It has the added bonus of doing so in an environmentally conscious and economically supportive way.

Thank you for your support of the hard-working men and women of Los Angeles and California.

Sincerely,

Ron Miller
Executive Secretary

Gabe Kramer

From: Jonathan Parfrey <jparfrey@climateresolve.org>
Sent: Thursday, June 14, 2018 6:33 PM
To: Scott.Morgan@opr.ca.gov; California.jobs@opr.ca.gov
Cc: Bryn Lindblad; Chris Ganson
Subject: ELDP - Hollywood Center - letter of support

Scott Morgan
Director of State Clearinghouse & Deputy Director of Administration
Governor's Office of Planning and Research

Dear Mr. Morgan:

To qualify as an Environmental Leadership Development Project, a proposal must meet rigorous criteria. The Hollywood Center project meets those criteria and has our climate organization's full support.

First and foremost, an ELDP project commits a developer to LEED Gold certification (or better) and specifically spell out in its application those design elements that will achieve this status.

Moreover, an ELDP project must result in zero net additional emissions of greenhouse gases and demonstrate how it will achieve at least 15 percent greater transportation efficiency than comparable projects, documenting that the number of vehicle trips by residents divided by the number of residents is 15 percent more efficient than for comparable projects.

These commitments are exemplary standards that all developers should target as they are vital to achieving both Los Angeles City's and California's broader GHG reduction goals. Projects like Hollywood Center allow for the desperately needed addition of both market-rate and affordable rent-restricted housing while adhering to the most stringent of environmentally-conscious conditions. ELDP certification for qualifying projects is a win-win, with zero downsides.

In this day and age, we must carefully examine the environmental impact of new development proposals with an eye to doing everything we can to reduce our carbon footprint. The standards by which Hollywood Center is agreeing to build and operate are key to the long-term sustainability of California's environment. Green-building projects like Hollywood Center are the future and should be congratulated for their commitment to the environment.

I urge you to join me in supporting Hollywood Center's ELDP certification, leading the way on California's goals for a net-carbon future.

Sincerely,

Jonathan Parfrey

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Jonathan Parfrey
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June 14, 2018

Director Scott Morgan
California Governor's Office of Planning and Research
State Clearing House
1400 Tenth Street, Room 117
Sacramento, CA 95814

Re: Hollywood Center Project Application (State Clearing House Tracking No. 2018051002) for ELDP Designation – SUPPORT

Director Morgan:

On behalf of the Los Angeles County Economic Development Corporation (LAEDC), an organization whose purpose is to advance opportunity and prosperity for all, please accept this letter in support of the Hollywood Center Project's application, submitted May 2, 2018, to be certified as an Environmental Lead Development Project (ELDP).

Here in Los Angeles, we are in desperate need of more housing. It has been well-documented that the LA basin is in the throes of a severe housing squeeze that has greatly degraded apartment affordability, with more than half of rental households in the region being "cost burdened" because they pay more than 30 percent of their income on rent. Indeed, there are simply not enough apartment units to meet current – much less future – demand in a way that reduces apartment rental rates to levels of real affordability.

But, it's not just affordable housing that is required – although we are pleased that the Hollywood Center Project voluntarily sets aside over 100 of its units for low-income seniors. As LA's housing squeeze deepens, one of the best ways to provide relief is to increase housing supply at all levels – affordable, workforce and market-rate. Without enough market-rate housing, upward cost pressures will be felt at the middle and lower ends of the apartment market as well. Look no further than the City of San Francisco, where doctrinaire allegiance to the status quo and missed housing goals have become a customary and time-honored tradition; now, the average rent in the city is above \$3,700 per month.

Exacerbating matters, and not to be outdone, the housing supply and affordability crisis has become so stark here in LA that it is now a major economic development and jobs challenge, affecting our ability, as economic developers, to attract and retain firms and workers in the region. With Los Angeles being a vibrant and growing center of commerce, and with the size of the population expected to expand substantially over the next 20 years, addressing the supply side of the housing equation is extraordinarily important to achieving our short- and long-term economic development and job goals.

So, while any project that helps to alleviate our region's severe housing squeeze could be credibly denoted as a "leadership project," we believe that Hollywood Center Project epitomizes the type of qualifying urban infill, transit priority project that the legislature intended under the "Jobs and

Economic Improvement through Environmental Leadership Act” and thus should receive streamlined judicial review for any challenge to its Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). As indicated in its submitted application, the Hollywood Center Project meets all of the express criteria to be designated a leadership project under the aforementioned Jobs and Economic Improvement through Environmental Leadership Act, including:

- The project represents a \$1 billion investment in Los Angeles, far exceeding the \$100 million investment threshold;
- The project will achieve LEED Gold certification and lever the wide array of transit options located within close proximity to reduce vehicle miles traveled, to achieve greater transportation efficiencies, and to help meet mandated GHG emissions targets; and
- The project will generate approximately 7,450 full- and part-time construction jobs, and 937 permanent jobs upon completion, providing middle skill jobs and middle income pathways for thousands of Californians.

As you know, the ELDP certification will not alter the public review or public hearing process; change the scope or contents of the EIR; modify the public noticing requirements; or adjust the statute of limitations. In short, the Hollywood Center Project must still fulfill the normal CEQA process to publicly evaluate the significant environmental impacts of the new project; nonetheless, the ELDP designation will provide a bit more certainty in terms of avoiding years of potential litigation that would only stop us from adding units to the cumulative residential apartment supply we so desperately need.

For these reasons, the LAEDC supports and respectfully urges you to approve the Hollywood Center Project’s ELDP designation. Thank you.

Sincerely,



David Flaks
President & COO
LAEDC