

DECRO – A DEMONSTRATED COMMITMENT TO BEING A “GOOD NEIGHBOR DEVELOPER”

The following is Decro’s response to the community’s concerns with the development and construction of Firmin Court:

COMMUNITY CONCERN	DECRO’S RESPONSE
Project Tenants	<p>St. Joseph Center (https://stjosephctr.org/), the project’s social service provider, will work through LA County’s Coordinated Entry System to identify homeless individuals who are capable of making the transition to permanent housing. Once housed, St. Joseph Center will provide both on-site case management and offsite supportive services to ensure these individuals will be successful in making this transition and will be able to contribute to the community as a whole.</p>
Parking	<ol style="list-style-type: none"> 1) Voluntarily increased project parking spaces from 0 under the Transit Oriented Communities program to 12 2) Agreed to support permit parking program for Firmin Street and restrict Firmin Court residents from obtaining permits
Construction Activities	<ol style="list-style-type: none"> 1) Contractor’s project manager and Decro’s bilingual community liaison are available 24/7 to respond to neighbors’ questions and concerns 2) Unrestricted resident access to Firmin Street to be maintained at all times 3) Contractor and subcontractor workers prohibited from parking on Firmin Street 4) A full-time employee to manage project traffic, deliveries and enforce resident access and worker parking prohibition 5) Voluntarily agreed to a reduced hauling schedule from 9 a.m. to 3 p.m., instead of 7 a.m. to 9 p.m., and limited construction activities on Saturdays. 6) Wind screen installed on the north side of the project
Environmental Impacts	<ol style="list-style-type: none"> 1) Successfully abandoned an oil well on the property in strict compliance with CalGEM and Los Angeles Fire Department regulations thereby eliminating the adverse health effects from methane emissions.

	<p>2) Created, distributed and posted the attached Community Health and Safety Plan describing the construction scheduling and timing, who to call with questions, concerns or in case of an emergency, plans to protect the community from hazards, the government agencies that regulate the project, and how updates and new information will be shared.</p>
<p>Relocation of 430 Firmin House</p>	<p>Agreed to work with the community on the timing of the house relocation to ensure this activity is not done late at night</p>
<p>Project Security</p>	<p>Project architect addressed Decro's request to enhance project security by adding a significant number of cameras throughout the exterior of the building.</p> <p>Non-resident access into the building will be restricted and on-site property manager will monitor guest visitation to units.</p>
<p>Project Activity Notification</p>	<p>Decro created a website – www.firmincourt.com – to keep the community abreast of project developments, including detailed construction activities, contact information and Community Health and Safety plan.</p>