

Communication from Public

Name: Lincoln Heights Community Coalition

Date Submitted: 05/03/2021 10:01 AM

Council File No: 20-1359

Comments for Public Posting: This motion would approve the issuance of \$105 million in "revenue bonds or notes" by the California Statewide Communities Development Authority (CSCDA) for what he describes as the "acquisition, development, improvement, and equipping of an existing 67-unit residential housing project located at 141 West Avenue 34" in Lincoln Heights, Los Angeles. That language is deceptive and untrue. The property is currently occupied by single-story warehouses that were functioning businesses until the developer purchased the property in summer of 2020. The actual proposed project would be a 5-acre, 5-story 468-unit residential + 16,400-sq-ft commercial retail project which has not been built. The proposal would include 66 affordable units (only 14% of the 468 total units), the bare minimum required by LA in order for this project to qualify for 70% increased density and other entitlements under TOC guidelines. The City of LA already approved \$20 million in funding for this proposal in October 2020. Affordable housing projects financed by the California Statewide Communities Development Authority in the past year had an average cost per unit of \$317,510. This motion adding another \$105 million in funding would approve the absurd cost of \$1,860,000 for each of the 67 units this is supposed to fund. We vigorously support affordable housing, but this motion is stealing public funding from legitimate affordable housing projects which our community desperately needs. City Planning is currently barred from issuing any clearances for the developer's proposal until DTSC positively concludes that the site is safe for the developers' intended use. DTSC found the developers' Phase 1 Environmental Site Assessment is erroneous and does not sufficiently address possible contamination from previous industrial uses at the site as well as from massive known releases from a former industrial dry cleaner operating since 1920 on the adjoining property. No contamination testing has ever been conducted on this property, despite conclusive proof of toxic contamination migrating from one side of this property through to the other side. Neighboring residents have expressed alarm at the proposal to excavate 90,000 cubic yards of this contaminated soil, as many in the community were sickened by the former dry cleaning plant in the 80's and 90's, including students at Hillside Elementary School across the

street. The developer has lied in writing and at public hearings saying that more than 30 tests show that the site is not contaminated. However, the developer has recently entered into a Standard Voluntary Agreement with DTSC, in which both parties acknowledge the likelihood of contamination on this property and the lack of any testing. The City's environmental review for this project (a Mitigated Negative Declaration) did not address these hazards, omissions which require the preparation of a new environmental review under State law. An appeal that was successfully filed by the Lincoln Heights Community Coalition in Jan 2021 calling for a new environmental review (Council File 21-0024) is currently being unlawfully suppressed by the LA City Council. Although this motion uses the guise of public subsidies to fight homelessness, it will instead build more than 400 market-rate apartments for private profit on a contaminated brownfield at taxpayer expense. There are currently people experiencing homelessness who have made homes built against the wall of 141 W Avenue 34. These people will be directly displaced by this demolition, exacerbating rather than helping to solve their situation. The 14% of units in this project that will be "affordable" will be rented at a tier that requires income higher than the median income in Lincoln Heights. This will not serve the needs of our community. Lincoln Heights is already one of the most economically and environmentally overburdened communities in Los Angeles, and this development would further the environmental injustice already visible here. We urge you to vote against this fraudulent misappropriation of publicly subsidized funding for private profit. Look carefully at the deceptive language of this motion, the history of the site, the needs of the Lincoln Heights community, and the continuing investigation by the Department of Toxic Substance Control that has not determined if this site is even safe for residential use.

Sincerely, Action Now * California Communities Against Toxics * California Safe Schools * California Kids IAQ * Clean Air Coalition * Coalition For A Safe Environment * Comite Pro Uno * Community Dreams * DelAmo Action Committee * EMERGE * Housing is a Human Right/AIDS Healthcare Foundation * Lincoln Heights Community Coalition * NAACP, San Pedro-Wilmington Branch # 1069 * Our Right To Know * Paramount Community Coalition Against Toxics * St. Philomena Social Justice Ministry * Watts Labor Community Action Committee (WLCAC) * Wilmington Improvement Network

Action Now * California Communities Against Toxics * California Safe Schools * California Kids IAQ * Clean Air Coalition * Coalition For A Safe Environment * Comite Pro Uno * Community Dreams * DelAmo Action Committee * EMERGE * Housing is a Human Right/AIDS Healthcare Foundation * Lincoln Heights Community Coalition * NAACP, San Pedro-Wilmington Branch # 1069 * Our Right To Know * Paramount Community Coalition Against Toxics * St. Philomena Social Justice Ministry * Watts Labor Community Action Committee (WLCAC) * Wilmington Improvement Network

May 3, 2021

Governor Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, CA 95814

Mayor Eric Garcetti & Honorable Los Angeles City Councilmembers
200 N. Spring Street
Los Angeles, California 90012

Re: Council File 20-1359, Motion to approve \$105 million in TEFRA funding for unbuilt 468-unit residential and 16,400 sq-ft commercial development at 141 W Avenue 34 in Lincoln Heights

Councilmember Gil Cedillo filed a motion on April 27, 2021 to be heard on May 4, 2021 to approve the issuance of \$105 million in "revenue bonds or notes" by the California Statewide Communities Development Authority (CSCDA) for what he describes as the "acquisition, development, improvement, and equipping of an **existing** 67-unit residential housing project located at 141 West Avenue 34" in Lincoln Heights, Los Angeles. That language is deceptive and untrue. The property is currently occupied by single-story warehouses that were functioning businesses until the developer purchased the property in summer of 2020. The actual *proposed* project would be a 5-acre, 5-story 468-unit residential + 16,400-sq-ft commercial retail project which has not been built. The proposal would include 66 affordable units (only 14% of the 468 total units), the bare minimum required by LA in order for this project to qualify for 70% increased density and other entitlements under TOC guidelines.

The City of LA already approved \$20 million in funding for this proposal in October 2020. Affordable housing projects financed by the California Statewide Communities Development Authority in the past year had an average cost per unit of \$317,510. This motion adding another \$105 million in funding would approve the absurd cost of \$1,860,000 for each of the 67 units this is supposed to fund.

CSCDA requires a public hearing for funding proposals, at which members of the community may voice their concerns. No such hearing has been held for either the October motion or for this current motion. We vigorously support affordable housing, but this motion is stealing public funding from legitimate affordable housing projects which our community desperately needs.

City Planning is currently barred from issuing any clearances for the developer's proposal until DTSC positively concludes that the site is safe for the developers' intended use. DTSC found the developers' Phase 1 Environmental Site Assessment is erroneous and does not sufficiently address possible contamination from previous industrial uses at the site as well as from massive known releases from a former industrial dry cleaner operating since 1920 on the adjoining property. No contamination testing has ever been conducted on this property, despite conclusive proof of toxic contamination migrating from one side of this property through to the other side. Neighboring residents have expressed alarm at the proposal to excavate 90,000 cubic yards of this contaminated soil, as many in the community were sickened by the former dry cleaning plant in the 80's and 90's, including students at Hillside Elementary School across the street. The developer has lied in writing and at public hearings saying that more than 30 tests show that the site is not contaminated. However, the developer has recently entered into a Standard Voluntary Agreement with DTSC, in which both parties acknowledge the likelihood of contamination on this property and the lack of any testing. The City's environmental review for this project (a Mitigated Negative Declaration) did not address these hazards, omissions which require the preparation of a new environmental review under State law. An appeal that was successfully filed by the Lincoln Heights Community Coalition in Jan 2021 calling for a new environmental review (Council File 21-0024) is currently being unlawfully suppressed by the LA City Council.

Although this motion uses the guise of public subsidies to fight homelessness, it will instead build more than 400 market-rate apartments for private profit on a contaminated brownfield at taxpayer expense. There are currently people experiencing homelessness who have made homes built against the wall of 141 W Avenue 34. These people will be directly displaced by this demolition, exacerbating rather than helping to solve their situation. The 14% of units in this project that will be "affordable" will be rented at a tier that requires income higher than the median income in Lincoln Heights. This will not serve the needs of our community. Lincoln Heights is already one of the most economically and environmentally overburdened communities in Los Angeles, and this development would further the environmental injustice already visible here.



We urge you to vote against this fraudulent misappropriation of publicly subsidized funding for private profit. Look carefully at the deceptive language of this motion, the history of the site, the needs of the Lincoln Heights community, and the continuing investigation by the Department of Toxic Substance Control that has not determined if this site is even safe for residential use.

Sincerely,

Michael Henry Hayden
President
Lincoln Heights Community Coalition
Los Angeles, CA

Angelo J. Bellomo
Former Deputy Director, LA County Department of Health
Los Angeles, CA

Jane Williams
Executive Director
California Communities Against Toxics
Rosamond, CA

Robina Suwol
Executive Director
California Safe Schools
Los Angeles, CA

Laurie Guillen
Founder
Paramount Community Coalition Against Toxics
Paramount, CA

Jesse N. Marquez
Executive Director
Coalition For A Safe Environment
Wilmington, CA

Joe R. Gatlin
Vice President
NAACP
San Pedro-Wilmington Branch # 1069
San Pedro, CA

Miki Jackson
Housing is a Human Right/AIDS Healthcare Foundation
6500 Sunset Blvd.
Hollywood, Ca 90028

Cynthia Babich
Executive Director
DelAmo Action Committee
Rosamond, CA

Mitzi Shpak
Executive Director
Action Now
North Hollywood, CA

Modesta Pulido
Chairperson
St. Philomena Social Justice Ministry
Carson, CA

Mary Zakrasek, Ph.D.
Children's Health Advocate
Sherman Oaks, CA

Drew Wood
Executive Director
California Kids IAQ
Wilmington, CA

Ricardo Pulido
Executive Director
Community Dreams
Wilmington, CA

Rhonda Jessum, Ph.D.
Founder and Director
Our Right To Know
Malibu, CA

Magali Sanchez-Hall, MPH
Executive Director
EMERGE
Wilmington, CA

Rebecca Overmyer-Velázquez
Coordinator
Clean Air Coalition
North Whittier and Avocado Heights

Anabell Romero Chavez
Board Member
Wilmington Improvement Network
Wilmington, CA

Felipe Aguirre
Director
Comite Pro Uno
Maywood, CA

Tim Watkins
CEO
Watts Labor Community Action Committee (WLCAC)
Watts, CA

**Affordable Housing Projects Financed by the
California Statewide Communities Development Authority
May 1, 2020-May 1, 2021**

Project	Date	Bond Amount	Number of Units	Price per Unit
Millbrae Apartments	3/31/2021	\$35,000,000	80	\$437,500
Villa de Sol	3/29/2021	\$19,500,000	103	\$189,320
Grand and Linden Family Apartments	3/26/2021	\$59,915,000	84	\$713,273
Legacy Square Apartments	2/11/2021	\$35,500,000	93	\$381,720
St. Michael Apartments	3/22/2021	\$10,947,255	50	\$218,945
Pleasant Village	01/14/2021	\$10,180,000	100	\$101,800
Washington Courts	01/12/2021	\$24,500,000	100	\$245,000
Childs & B Street Apartments	12/15/2020	\$27,333,716	119	\$229,965
Block 7 Downtown Apartments	11/25/2020	\$36,349,652	78	\$466.021
Hilltop Commons	6/11/2020	\$85,000,000	324	\$262,345
Concord Apartments	5/28/2020	\$45,550,000	150	\$303,666
Groves Apartments	9/4/2020	\$20,439,659	75	\$272,528
Hallmark Apartments	5/1/2020	\$22,000,000	72	\$305,555
Ave 34-Lincoln Heights		\$125,000,000	67	\$1,860,000

Information from the California Communities Statewide Development Authority at <https://cscda.org/news/>.

The highest price granted in the past year for affordable housing was \$713,273 per unit at the Grand & Linden Family Apartments by the California Communities Statewide Development. The average grant was \$317,510 per unit. The Avenue 34 project in Lincoln Heights would grant \$1,860,000 per unit by the City of Los Angeles and the California Communities Statewide Development Authority if the motion in front of the City Council is passed on May 4, 2021. The site is currently occupied by homeless people who would be displaced by the project.

Communication from Public

Name: Cynthia Marble

Date Submitted: 05/03/2021 03:18 PM

Council File No: 20-1359

Comments for Public Posting: The shameless lying by Gil Cedillo about this project is especially dispiriting. The motion, supported by Cedillo, deceptively calls this “an existing 67-unit residential housing project.” It is ACTUALLY an unbuilt 468-unit luxury apartment + 16,400 sq-ft commercial retail project. Additionally, the property is the subject of a State investigation for toxic contamination from a former industrial dry cleaner, diesel refueling, and electrical manufacturing. The project could release airborne toxins impacting neighbors and Hillside Elementary School which is directly across the street.

Communication from Public

Name:

Date Submitted: 05/03/2021 04:50 PM

Council File No: 20-1359

Comments for Public Posting: In the California Tax Credit Allocation Committee Project Staff Report it states that each of the "Affordable Housing" units would cost 411k for a total of approx 27 million -- so where is the other approx 80 million going to? Where does this bond come from? Who is paying for this bond-- is this tax payer money paying for exceedingly more than the "affordable" units? I was under the impression that incentives were already covered by the insane rezoning and lack of parking requirements. This project continues to spit in the faces of the community and to tax payers by the "public servants". What will happen to this bond if granted once it is found that the land is toxic? This project is a disgrace and show of what is truly happening in city hall and beacon to question every project, especially TOCs, and funding going through our city officials hands.

Communication from Public

Name:

Date Submitted: 05/03/2021 08:50 PM

Council File No: 20-1359

Comments for Public Posting: This project is described as a 67-unit residential project. If that is truly what this project is, why is the price per unit so extravagantly high compared to any projects financed May 2020 to now at \$1,860,000 per unit? In addition, there is currently an ongoing State investigation as to toxic contamination that could be released into the air and impact neighbors and an elementary school that is right across from the development. Further, it is unknown at this time if the contamination is such that it is even safe to build on this site. Please demand a thorough investigation of the toxic hazards at this site so children and residents do not have to live in fear of being harmed. It would be wise and ethical to have this completed before any funds are approved. Thank you.

Communication from Public

Name: Casey Maddren
Date Submitted: 05/03/2021 09:01 PM
Council File No: 20-1359
Comments for Public Posting: I am submitting the attached letter to oppose Item 25, City Council Agenda, Tuesday, May 4, 2021, Motion to approve \$105 Million in TEFRA funding for Project at 141 W. Avenue 34.

May 3, 2021

Los Angeles City Council
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: City Council Agenda, Tuesday, May 4, 2021, Item 25
Council File 20-1359
Motion to approve \$105 Million in TEFRA funding for Project at 141 W. Avenue 34
OPPOSED

Members of the LA City Council,

I am writing to urge you to reject the proposal to approve \$105 million in tax-exempt funding for the Avenue 34 development in Lincoln Heights. This project will not benefit the community. The inclusion of a negligible amount of affordable housing does not hide the fact that the developers will make out like bandits. This absurd giveaway to real estate investors is an insult to the community.

Additionally, the site is currently being investigated for toxic contamination from a former industrial dry cleaner, diesel refueling, and electrical manufacturing. It may not even be suitable for development. Excavation on the project site could release airborne toxins to nearby sensitive receptors, including Hillside Elementary School.

I urge you to reject this proposal. This is nothing more than a developer giveaway.

Sincerely,
Casey Maddren
2141 Cahuenga Blvd., Apt. 17
Los Angeles, CA 90068

Communication from Public

Name: Melanie Bellomo

Date Submitted: 05/03/2021 09:58 PM

Council File No: 20-1359

Comments for Public Posting: I demand that this motion be denied outright. There must not be any profession action taken in this property until the proper testing is done per DTSC order. Unless the city wants to take on the countless lawsuits that will arise from the generational cancers and diseases that will be caused by this development, it would behoove them to deny this motion.

Communication from Public

Name: Jose Gama Vargas

Date Submitted: 05/03/2021 10:58 PM

Council File No: 20-1359

Comments for Public Posting: I am writing to the city council to not approve motion 141 West Avenue 34 / California Statewide Communities Development Authority (CSCDA) / Tax The Lincoln Heights community rejects the project on the grounds that it is a public health disaster. The development project is massive & is only creating more problems than it proposes to solve. First & most importantly the construction is being built on a toxic dumping site with contaminants known to cause cancer, kidney failure & mental health issues. The permitting process is questionable and erroneous in many ways. The site is known to have toxic chemicals & was being cleaned before it was mysteriously stopped. Second, the corporation that will be profiting from this development have disrespected our community leaders that have been bringing awareness to this project. If a corporation building in our community can't show common courtesy, how can we expect them to care for our health & wellbeing. The most upsetting part about this project is that city & corporation alike both know that the site is toxic & still want to release the contaminated soil into the atmosphere during construction next to four schools! In addition, this project is proceeding under a Mitigated Negative Declaration (MND) that was prepared in 2016 for an entirely different project than the project being considered now. That original project expired on August 22, 2019, three years after approval by the City. The current project, therefore, is operating under an outdated and irrelevant Initial Study and MND. An addendum to the MND was prepared in 2020 that also neglected to address the most relevant historically recognized condition likely to affect this property, namely the toxic plume of underground contamination emanating from the adjacent Welch's site along the property boundary, and flowing directly through the subject property. A new EIR is needed to fully examine this condition, assess levels of contamination, and propose measures to mitigate the dangers of any release of toxins into the community. This is why I ask the city council to keep Lincoln Heights safe & healthy and not approve this motion. There are many great projects in the city of LA that would benefit from this funding that will not give it's Angelino residents cancer.