

Communication from Public

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Comments for Public Posting: AIDS HEALTHCARE FOUNDATION/ Housing is a Human Right is to the project proposed for 5600 Hollywood Blvd, DIR-2020-4296-CU-DB-SPP-SPR-VHCA, ENV-2020-4297-SCPE. The proponents state that 40 VLI will be included at a ratio of 80% market rate to 20% affordable does not accurately represent the full truth of the situation. The project involves the demolition of a 14-unit apartment building at 1655 N. St. Andrews Place. This reduces the net gain of housing accessible to low-income households, leaving a real increase of only 26 units. This is far less than 20% of 200 proposed units claimed by proponents. To achieve a true gain the demolished 14 units must be added in as replacements to the 40 proposed units, thus 54 units, to make a barely acceptable gain of 40 units. Rent stabilized units are, in fact, irreplaceable as new units will not fall under the rent stabilization protections. Rent stabilized units destroyed must be replaced one for one as a minimum requirement and should never be counted towards “additional” low income units. The 14-unit, 1957 apartment building at 1655 St. Andrews Place was designed by Josef Van Der Kar. The destruction of this prominent LA architect and human rights activist’s work is particularly unfortunate at a time when the racism inherent in so much of what goes on LA housing is at the forefront. We incorporate all comments, evidence and objections to this item and related matters. This project must not go forward without, at the very least, 56 low, very low and extremely low income units.