

Communication from Public

Name: David Greenman

Date Submitted: 12/04/2021 11:44 AM

Council File No: 20-1265

Comments for Public Posting: David Greenman, CD8 King Estates resident. I recognize the need for increased density and the directives of state law, but the current regulatory system, rife with loopholes and misguided giveaways, is destroying homes and displacing residents, most below area AMI, without adequate replacement. In the process, we're seeing a clear toll on the ecology of the area as trees and green space disappear, our infrastructure is overtaxed, safety issues increase, and our already desperate parking woes are severely exacerbated. Real estate developers are exploiting the proximity to USC and creating "co-living" properties where they rent individual rooms in 5-10 bedroom units to students only, violating fair housing and turning family neighborhoods into defacto fraternity rows. I applaud the 50 unit affordable housing development going up on 1451 MLK Blvd, but the gross assumption that those qualifying for such housing can't possibly own a vehicle and thus not including ANY parking will cause massive hardship in the adjacent King Estates neighborhood where we are already short adequate parking due to the age, proximity, and population of our homes and apartment buildings. In the year-plus since this issue was raised with Council, the problems have only multiplied, and you'd be hard pressed to find a resident of our community who is not desperate for your help here. I emphatically request that you adopt the excellent work of City Planning, the NANDC Demolition Taskforce, and my fellow community members and organizations. Thank you.

Communication from Public

Name: Melissa Rojas

Date Submitted: 12/07/2021 12:57 AM

Council File No: 20-1265

Comments for Public Posting: I am an ACCE Member and my family lives in District 8. I am commenting on Item number 6 of the Department of City Planning report relative to recommendations for the North University–Exposition Park–West Adams Neighborhood Stabilization Overlay (NSO) Supplemental Use District. My family is on verge of being displaced by developers like Tripalink, companies deadset on replacing the long-term families and residents of Expo Park with unaffordable housing solely intended for students and "young professionals" (which is a way they've codified recent USC graduates). This company has taken advantage of the fact that we are set in a transit-oriented community and that the city's negligent, lack of nuance in housing development restrictions allows for almost anything to be built here. At whose expense? Our community of working-class folks of color. Demolitions are happening VERY QUICKLY in my neighborhood and are changing the dynamics of the entire neighborhood in a matter of months. These demolitions are replacing housing that was affordable to the community with unaffordable housing meant only for USC students. We need the committee and city council to act immediately to add replacement protections when affordable housing is demolished, to prevent the loss of affordable housing. We can't wait for the 12 months implied in this plan because even more affordable housing in our neighborhood will be demolished by then. In fact, at least three houses were bought out in the last TWO months and one has already been demolished; the demolishment of these three houses will bring us to a total of 5 of these unaffordable housing developments in a neighborhood that was once completely owned by working-class people of color. I cannot emphasize enough how quickly this is all happening and how desperately hopeless this is making all of our neighbors feel. It is almost forcing out other families who don't want to live next to the disruptive student housing units. We need City Planning to act AS SOON AS POSSIBLE. Not in 12 months. We need City Planning to bring a replacement unit ordinance back to this committee in 30 days, at the absolute latest.

Communication from Public

Name: john urquiza

Date Submitted: 12/07/2021 03:44 AM

Council File No: 20-1265

Comments for Public Posting: My name is John Urquiza. I am member of the Northeast Los Angeles Alliance, NELAA that is dedicated to understanding and resisting the effects of gentrification in Northeast LA, NELA. We request you support the recommendations for the NSO amendments put forth by the USC Forward coalition and its advocates. As residents, businesses and community stakeholders of NELA we see USC as an irresponsible neighbor. It has exceeded its projections for enrollment by 12,000 students without developing adequate housing solutions. As a result all our communities are suffering the consequences of indirect displacement. USC policies are adding to the housing crisis and homelessness in the University Park neighborhood. We are now seeing the effects of USC and other investment issues that this NSO addresses in Northeast Los Angeles. We urge the committee to adopt the recommendations to establish standards to minimize harm in all our communities.



/// letter of support for USC forward NSO amendment

December 7, 2021

Council File: 20-1265
North University Park-Exposition Park-West Adams
Neighborhood Stabilization Overlay (NSO)

PLUM Committee Members:

My name is John Urquiza. I am member of the Northeast Los Angeles Alliance, NELAA that is dedicated to understanding and resisting the effects of gentrification in Northeast LA, NELA. We request you support the recommendations for the NSO amendments put forth by the USC Forward coalition and its advocates.

As residents, businesses and community stakeholders of NELA we see USC as an irresponsible neighbor. It has exceeded its projections for enrollment by 12,000 students without developing adequate housing solutions. As a result all our communities are suffering the consequences of indirect displacement. USC policies are adding to the housing crisis and homelessness in the University Park neighborhood. We are now seeing the effects of USC and other investment issues that this NSO addresses in Northeast Los Angeles. We urge the committee to adopt the recommendations to establish standards to minimize harm in all our communities.

Co-living housing is destroying below market rate housing and family housing that is predominate in our communities. On Highland Park's Avenue 64 we have a project that is 33 units, but will be occupied by more than 300 persons in a 149 bedroom co-living project. The rents for this premium smaller housing will affect the rents for nearly 1400 adjacent units. Highland Park has more than 26% single parent families at risk (American Factfinder 2010). In Lincoln Heights adjacent to USC Health Science Campus we are seeing third party developers investing in multi-unit and single family homes to convert them to co-living units. Standardizing the definitions for co-living, rental registration and regulatory relief will help protect our communities.

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We have had several similar underhanded demolitions by over zealous developers that have displaced families from RSO housing. On Avenue 50 we have seen attempted evictions of Spanish-speaking immigrant families in order to demolish their multi-family building. They have succeeded with 1 of 4 of the structures on the multi parcel project that will bring \$900,000 small lot homes to the densely populated rental neighborhood. While on Figueroa Street and Burwood the developer demolished eight RSO units during Superbowl weekend to avoid LADBS scrutiny. Developers and investors bring no equity to communities with their projects. In NELA we seek right of return, affordable housing, the end to evictions and replacement units for projects that destroy communities.

Please support the amendments submitted by USC Forward, Eastside LEADS, SEIU 721 and their allies. Establish standards that we can adopt through out the city for stabilizing communities.

Thank You.

Sincerely,

john urquiza

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