



Armando Bencomo &lt;armando.bencomo@lacity.org&gt;

---

## Public Comments Not Uploaded UNIV/EXPO NSO DISTRICT (CF NO. 20-1265); PROPOSED HOUSING PROTECTION AMENDMENT

1 message

---

**jordan@gideonlaw.net** <jordan@gideonlaw.net>

Tue, Jan 4, 2022 at 10:39 AM

Reply-To: clerk.plumcommittee@lacity.org

To: councilmember.harris-dawson@lacity.org, clerk.plumcommittee@lacity.org

Cc: kidada.mallory@lacity.org, solomon.rivera@lacity.org, fabiola.inzunza@lacity.org, Jeff.khau@lacity.org, Felipe Caceres &lt;Felipe.Caceres@seiu721.org&gt;

Dear Chair Marqueece Harris-Dawson and Honorable PLUM Committee:

On behalf of SEIU 721, USC Forward, and multiple other organizations (“**Commenters**”), please see attached two-page letter requesting immediate action to protect affordable housing in the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District (“**NSO District**”).

In short, the NSO District cannot wait four years for action as proposed by Planning staff. Commenters respectfully urge that Council direct Planning staff to report back to PLUM within 30 days with a proposed NSO District amendment that adds robust affordable housing replacement provisions, such as the policy previously proposed by Commenters that includes, among other things, replacement of the same square footage of affordable housing.

Commenters look forward to working with Planning staff through its proposed workplan, but the City cannot wait another year—much less four years—to place basic protections on affordable housing. The City has the discretion and authority to implement these protections now. Please use your discretion and direct staff to bring a proposed amendment for PLUM’s consideration by the first of week of February.

Very truly yours,

**Jordan R. Sisson**, Attorney

Law Office of Gideon Kracov

801 S. Grand Ave., 11th Floor

Los Angeles, CA 90017

Cell: 818-324-9752

Office: 213-629-2071 ext. 1102

Fax: 213-623-7755

[jordan@gideonlaw.net](mailto:jordan@gideonlaw.net)

[www.gideonlaw.net](http://www.gideonlaw.net)

PRIVILEGED AND CONFIDENTIAL: This electronic message contains information from the Law Office of Gideon Kracov and is attorney work product confidential or privileged. The information is intended solely for the use of the

individual(s) or entity(ies) named above. If you have received this transmission in error, please destroy the original transmission and its attachments without reading or saving in any manner.



**2022.01.04\_NS0 District\_MHD & PLUM Letter.pdf**  
282K

January 4, 2022

**VIA EMAIL & WEB PORTAL:** <https://cityclerk.lacity.org/publiccomment/>

Hon. Marqueece Harris-Dawson (councilmember.harris-dawson@lacity.org)  
Planning Land Use Management Committee (clerk.plumcommittee@lacity.org)  
City of Los Angeles

**RE: UNIV/EXPO NSO DISTRICT (CF No. 20-1265); PROPOSED HOUSING PROTECTION AMENDMENT**

Dear Chair Marqueece Harris-Dawson and Honorable Councilmembers:

On behalf of SEIU Local 721, USC Forward Coalition, and the undersigned (collectively “**Commenters**”), we write requesting immediate action by the City to amend the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (“**NSO**”) Supplemental Use District (“**District**”) by adding an affordable housing replacement policy for PLUM consideration within 30 days. While we support in principle the workplan proposed by the Department of City Planning (“**DCP**”) staff report dated December 2, 2021 (“**Staff Report**”) presented to the Planning Land Use Management (“**PLUM**”) Committee,<sup>1</sup> residents of the *District cannot wait four years for action as proposed by DCP*. Commenters therefore *respectfully urge that Council direct DCP staff to report back to PLUM within 30 days with such a proposed NSO amendment that adds robust affordable housing replacement provisions, such as the policy previously proposed by Commenters that includes, among other things, replacement of the same square footage of affordable housing.*<sup>2</sup> (See example below.)

4. **Protection of Affordable Housing.** Any Project or Co-Living Facility resulting in the loss of an Affordable Housing Units or Naturally Occurring Affordable Housing shall be subject to a replacement policy including but not limited to the following policies:
- a. Require replacement units to contain at least the same square footage in addition to the same number of bedrooms and bathrooms; and/or require additional replacement units to achieve equivalency of lost units (e.g., two-for-one replacement units);
  - b. Require replacement units to either be rent-controlled, at the same rent as the demolished unit, or available at an affordability level that corresponds to the median income level in the neighborhood, recorded as a restrictive covenant for fifty-five years. Let the displaced tenant choose between these two options for their unit, if they are able to return;
  - c. Require the developer to pay the rent differential for a displaced tenant for a replacement unit in the tenant’s own neighborhood until the replacement unit is made available;
  - d. Require the replacement unit to be held open for sufficient time for the displaced tenant to return;
  - e. Provide that all tenants of replacement units shall have the same rights and privileges of other tenants in the same building or complex with respect to common space amenities, entry into the building, and building services.

<sup>1</sup> See Staff Report, [https://clkrep.lacity.org/onlinedocs/2020/20-1265\\_misc\\_12-2-21.pdf](https://clkrep.lacity.org/onlinedocs/2020/20-1265_misc_12-2-21.pdf).

<sup>2</sup> See Public Comments, PDF p. 14 (Exh. A Proposed Code Amendments [subd. C.4 regarding Protection of Affordable Housing]), [https://clkrep.lacity.org/onlinedocs/2020/20-1265\\_pc\\_PLUM\\_12-07-21.pdf](https://clkrep.lacity.org/onlinedocs/2020/20-1265_pc_PLUM_12-07-21.pdf).

As brief background, in September 2020, Chair Harris-Dawson introduced a motion requesting DCP make recommendations to address the loss of affordable housing including amendments to the NSO District, which passed in January 2021.<sup>3</sup> On December 7, 2021, PLUM approved staff's recommendation to proceed with a workplan that included an approximate 1-year Phase One (i.e., amendment to the Community Plan Implementation Overlay [**"CPIO"**]) followed by a 3-year Phase Two (i.e., update to South Los Angeles Community Plan). (See Staff Report, pp. 5-7.) Critically, the Phase One chiefly addresses design issues and only considers "evaluation of tenant protections and unit replacement provisions ..." (Id., at p. 6 [Emph. added].) During the PLUM hearing, in response to Chair Harris-Dawson's concern about what can be done in the coming months, DCP staff confirmed that protections will likely be delayed to Phase Two years away.<sup>4</sup>

As Chair Harris-Dawson noted, there is great urgency for the City to take action.<sup>5</sup> Yet, more than a year has gone by since the City requested study of this issue and the District residents can ill afford another year before action under Phase One, much less four years to get through Phase Two. Commenters respectfully urge PLUM to direct staff, in consultation with appropriate agencies (e.g., City Attorney, Housing Department, Building and Safety, etc.), to bring back a proposed amendment that institutes immediate protections on affordable housing that covers demolitions and new development. As previously explained by Commenters and others, these protections are consistent with existing housing laws, such as SB 330.<sup>6</sup> Respectfully, how can the City claim it is serious about housing and protecting against the loss of affordable housing when it fails to consider using all tools at its disposal.

In sum, we look forward to working with DCP through its proposed workplan, but the City cannot wait another year—much less four years—to place basic protections on affordable housing. Please take immediate action—you have the discretion and authority to do so now. We respectfully urge that Council direct DCP staff to report back within 30 days with such a proposed NSO amendment that adds robust affordable housing replacement provisions, such as the policy previously proposed by Commenters that includes, among other things, replacement of the same square footage of affordable housing.

Sincerely,

- Alliance of Californians for Community Empowerment (ACCE)
- Eastside LEADS
- Legacy LA
- North East Los Angeles Alliance (NELA)
- SEIU Local 721
- Southern Christian Leadership Conference (SCLC) of Southern California
- Strategic Actions for a Just Economy (SAJE)

CC: Kidada Malloy, Council District 8 Planning Deputy (kidada.mallory@lacity.org)  
Solomon Rivera, Council District 8 Chief of Staff (solomon.rivera@lacity.org)  
Fabiola Inzunza, City Planning (fabiola.inzunza@lacity.org)  
Jeff Khau, City Planning (Jeff.khau@lacity.org)

<sup>3</sup> See Motion, [https://lacity.primegov.com/meeting/attachment/171500.pdf?name=Motion%2009\\_30\\_2020](https://lacity.primegov.com/meeting/attachment/171500.pdf?name=Motion%2009_30_2020); see also Council Action, [https://clkrep.lacity.org/onlinedocs/2020/20-1265\\_CAF\\_01-12-2021.pdf](https://clkrep.lacity.org/onlinedocs/2020/20-1265_CAF_01-12-2021.pdf).

<sup>4</sup> See PLUM audio, hh:mm:ss 1:04:00-1:06:30, <https://www.youtube.com/watch?v=LNjppqRbRBY>.

<sup>5</sup> Ibid.,

<sup>6</sup> Supra fn. 1, PDF p. 9, 14.