



May 2, 2023

Honorable Members of the Planning and Land Use Management Committee

Re: Right of Return for Tenants of 500 S. Union Ave

Dear Planning and Land Use Management (PLUM) Committee Members,

As I have stated in previous cases, my office takes the issue of tenant displacement very seriously given the need to develop new housing in infill locations adjacent to transit. My approach is to reduce harm wherever possible, including in the development of infill housing.

Our Council Office would like to ensure that the families who currently reside at the property on 500, 500 ½, 502, 502 ½, 508, 510, 510 ¼, 510 ½, 512, 512 ¼, and 512 ½ South Union Avenue who will be displaced as a result of this Transit Oriented Communities development project (CF 22-1526) do not fall through the cracks and are able to exercise their right to return to the newly constructed units.

Our Office reached out to the developers and owners of the property, as well as the appellant to address our concerns and ensure to the best extent possible that the families are able to exercise their right to return to occupy the covenanted units in the new development in accordance with local and state housing laws after ensuring the tenants are income eligible.

The co-owners of the project, Ramin Shillian and Shawn Shamsian have verbally agreed to work with our Council Office, in addition to all applicable City Departments throughout the development of the project in order to ensure the tenants are able to return and occupy the covenanted housing units as soon as possible. Our office coordinated with the appellant, the Coalition for an Equitable Westlake MacArthur Park regarding tenant issues and will be reaching out to the families who currently reside on the property in the coming weeks.

We understand that the ability to condition this project is not under PLUM's jurisdiction at this time, and are thus submitting this letter for the record.

Thank you,

Eunisses Hernandez
Los Angeles City Councilmember, 1st District

Los Angeles City Hall
200 N. Spring Street, Room 460,
Los Angeles, CA 90012

(213) 473-7001
Councilmember.Hernandez@lacity.org