

## Communication from Public

**Name:** DJ Yoon

**Date Submitted:** 05/08/2023 05:22 PM

**Council File No:** 23-0426

**Comments for Public Posting:** Dear City Council members, Thanks for your services for LA City residents. My name is DJ Yoon and I am a president of Ktown Action, a non-profit community organization providing consultation and application assistance for low income renters in Koreatown. On behalf of our organization and many low income renters in Koreatown, I am urging you to support Councilwoman Raman's motion, # 23-0426. As you are aware, many low income renters are struggling to find and move into an affordable apartment, but it is very limited and the renters are on waitlist for many many years, oftentimes, the wait period can go up to 15 years. There are further challenges for Limited English Proficient (LEP) immigrant renters to search and navigate for the information of affordable units that were approved by TOC and Density bonus programs. Lately we have noticed that many developers have used TOC (Transit Oriented Communities) incentives and supposed to allocate certain % of units for low income families, and it seems there are about 29,000 TOC units were approved by 2022. But unfortunately, for everyday people, it is very hard to find where TOC approved affordable units are. I created my own account with LAHD Access Housing Registry over two years, but I only received one TOC approved units, the Grand LA (high rise apartment in downtown LA) from this Registry. And I hope this lack of information will be changed if you can support this motion (#23-0426) When we reached out to the LA City Planning Department about a month ago to request a list of TOC approved developments, they told us that info was not available to the public. We also hope that the LA City Planning Department makes the information available to the public as well. We would like to suggest that LAHD establishes a multilingual hotlines and works with many developers and property management office to use this hotline when they communicate with LEP immigrant renters. We also aware that the developers receive many incentives and the developers agree to allocate certain % of units for low income families. This agreement is reflected in the "Entitlement", by LA City Planning Dept. But when the developers change the allocation for low income families whey the developers make an agreement with LAHD Rental Covenant Agreement. One particular example is The Rise Koreatown, at 750 S. Oxford Ave., LA, CA 90005. The Rise

Koreatown developer increased the income limit to Workforce (1 individual annual income is more than \$120,000) for the affordable units. Many low income renters are shocked by this change and ask how an individual making more than \$120,000 a year compete with low income families for already allocated for affordable units. Finally, We would like to request to LAHD to develop guideline and enforce this guideline for selection process for TOC approved units. We see many developers do not have a transparent application dissemination as well as selection process. Just like other 100% affordable unit developers, we request the developers to use open lottery selection process and announce the results to the public. We appreciate your concerns for above matters, and if you have any questions, please email us at [djyoon@kaction.org](mailto:djyoon@kaction.org) Thank You Sincerely, DJ Yoon

## Communication from Public

**Name:** Jamie Bae

**Date Submitted:** 05/08/2023 05:53 PM

**Council File No:** 23-0426

**Comments for Public Posting:** Dear City Council members, My name is Jamie Bae and I am a proud LA resident. I am writing this comment to support the motion, #23-0426, introduced by City Councilwoman Raman. Any developers receive the incentives from the City must allocate at least 20% of its units to extremely and low income families, especially, single-parent with children and low income seniors who are on SSI. The rent is so expensive and many low income families live month to month and they are very close to being evicted. With growing seniors and retired population, we need to pay attention for low income apartment for seniors. The senior receives about \$900-\$1000 SSI monthly, but the average rent in LA City is more than \$1000. How these low income seniors could live. Unless you want to see these SSI seniors end up living on the street, We need a leadership from LA City Council. This motion (#23-0426) is one step toward livable LA, and I want to see more steps and leadership from you to allocate more units for low income families. If you have any question, please call me at 213 700 7317 with Korean-speaking interpreter. Thanks so much  
Jamie Bae

## Communication from Public

**Name:** Stacy Cho

**Date Submitted:** 05/08/2023 07:19 PM

**Council File No:** 23-0426

**Comments for Public Posting:** Hello, My name is Stacy Cho, a resident as well as renter in Koreatown, Los Angeles City. I am writing this comment in support of Council file motion 23-0426, introduced by City Councilwoman Raman. With increasing rent, it is very hard to find an affordable apartment. In addition, for those immigrant renters, such as my older sister, whose English is second language, it is very difficult to find the information and communicate with the property management company. I believe every LA City resident has a right to information and apply to affordable apartments that have received city incentives. There are so many developments happening in Koreatown and I am sure many developers use TOC or Density Bonus or receive incentives from the City Planning Department directly. I would like to request that any developers who received the incentives from LA City, must allocate the units for extremely or low income families. I see some developers allocate these units to high income individuals whose annual income is more than \$110,000. Lastly, I would like to urge the LAHD to develop one standardized application form for TOC approved applicants. I hear many developers have not prepared the applications and do not know which application needs to be used for TOC applicants. With this standard application form, the developers can use this, and LAHD can also translate this one form into many different languages. I appreciate your attention to this issue. Thanks Stacy Cho

## Communication from Public

**Name:** May M Han

**Date Submitted:** 05/08/2023 09:41 PM

**Council File No:** 23-0426

**Comments for Public Posting:** Hello, I am a resident of the City of Los Angeles. I am urging all city council members to support the motion # 23-0426, introduced by Councilwoman Roman. We need more affordable apartments for low income renters in LA. And the TOC developers must send its leasing information to LAHD. And LAHD must develop a multilingual language hotline for those immigrant renters whose English is their 2nd language. Language is a very important right and the city must ensure that. Sincerely, May Han

## Communication from Public

**Name:** Kevin Kwon

**Date Submitted:** 05/08/2023 09:43 PM

**Council File No:** 23-0426

**Comments for Public Posting:** Hello, I work in the City of Los Angeles. I am urging all city council members to support the motion # 23-0426, introduced by Councilwoman Roman. We need more affordable apartments for low income renters in LA. And the TOC developers must send its leasing information to LAHD. And LAHD must develop a multilingual language hotline for those immigrant renters whose English is their 2nd language. Language is a very important right and the city must ensure that. Sincerely, Kevin Kwon

## Communication from Public

**Name:**

**Date Submitted:** 05/08/2023 10:01 PM

**Council File No:** 23-0426

**Comments for Public Posting:** My name is Shelly Oka and I am a resident in Koreatown, Los Angeles City. I like to urge the city council member to vote yes on motion #23-0426 which was introduced by councilwoman Raman. I have been volunteering for a rent relief program to help the low income renters and landlords to receive the support. And I have seen many renters desperately looking for low income and affordable apartments closed the application for the wait list, because there are already so many people on the wait list, with growing seniors and a retired population, we need to pay attention to low income apartments for Seniors. The Seniors receives about \$900-\$1000 monthly SSI, but the average rent in LACity is more than \$1000. How these low income Seniors live unless you want to see these SSI Seniors end up living on the street. We need leadership from LA council. This motion (#23-0426) is one step toward liveable LA, and I want to see more steps and leadership from you to allocate more for low income families. Thank you  
Sincerely