

Communication from Public

Name:

Date Submitted: 10/02/2023 05:47 PM

Council File No: 23-0796

Comments for Public Posting: I'm writing in support of this motion to prevent the destruction of affordable rent housing. The housing being built does not respond to the local community needs, it displaces low income people destroys current rent control affordable housing, and is not taking the current impact on the neighborhood.

Communication from Public

Name: Luke Macdonald

Date Submitted: 10/02/2023 10:05 AM

Council File No: 23-0796

Comments for Public Posting: My name is Luke Macdonald and I am opposed to the 7-story luxury development across the street from Lincoln Park. I ask that you approve the appeal to this project for the following reasons: The environmental testing was denied, despite contaminated soil remedied across the street. The removal of 42 trees including 5 protected sycamores is a crime against the community. The CPC unjustly granted all the exemption requests including CEQA and doubled the project proposal from 65 units to 184. 7-story buildings with 180 units are not sustainable to our land or ecosystem. It is too dense and providing a density bonus incentive is an injustice to the neighborhood. 80% of luxury units will not solve the housing crisis in a district experiencing the most evictions currently. This project solely caters to USC and USC students and while many longtime residents in Lincoln Heights are trying to invest in the community for them, these investors are attempting to replace them considering the neighborhood's income bracket is extremely low income and of the working-class. This project, which will lead to rent increase costs and will cause further eviction and displacement, was rejected by the Lincoln Heights Neighborhood Council, the closest form of government to the people. It has already displaced a rehab center that served the area and the project will affect the health and safety of the immediate community members. This luxury development has proven a risk to the environment, to the overall well-being of longtime residents, and will do nothing to preserve the historical nature of Lincoln Heights. While some of us are trying to invest in our community for us, developers are trying to invest in our neighborhood to replace us. Again, I am opposed to this project and ask that the appeal be approved.

Communication from Public

Name: Amanda Spiva

Date Submitted: 10/02/2023 10:28 PM

Council File No: 23-0796

Comments for Public Posting: I'm writing in support of the motion to prevent the destruction of affordable rent housing. The housing built does not respond to the local community 's needs. It displaces low income people, destroys current rent control affordable housing , and shows no care to the current impact on the neighborhood . Amanda Spiva

Communication from Public

Name: Clement Tsang

Date Submitted: 10/02/2023 11:15 PM

Council File No: 23-0796

Comments for Public Posting: Please dont build luxury apartments with marginal to no affordable housing in a working class neighborhood. I was once a client at Socorro Cri-Help. I got sober there. I remember seeing the developers touring the grounds. Once we had to move out, a lot of folks didn't make it. We really hoped something as healing and loving would be built in place, but knowing that the land that healed me and many others will be used to displace the neighbors is devastating. This is not progress or helpful to anyone except a small few. This is a purely profit driven capital project with little to no thought put into anything except bottomline pocket returns. This is gentrification and economic violence.

Communication from Public

Name:

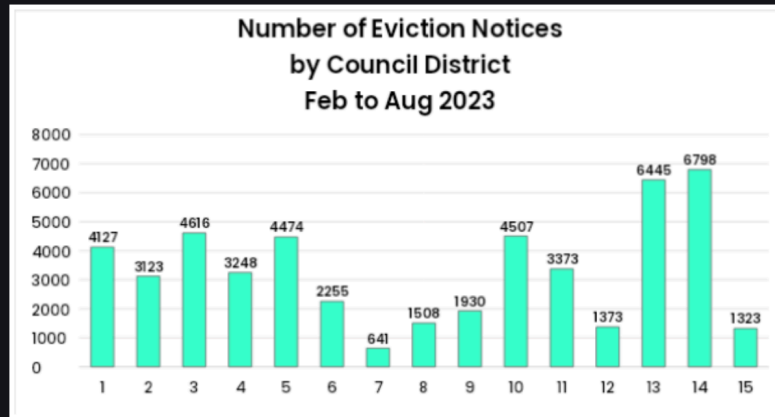
Date Submitted: 10/02/2023 11:55 PM

Council File No: 23-0796

Comments for Public Posting: Dear Plum Committee, My name is Fernanda and I am a lifelong resident of Lincoln Heights. I serve on the Lincoln Heights Neighborhood Council board, and am the chair for the Tenant's Rights Committee, and serve on the Planning and Land Use Committee. I have witnessed first hand the housing tragedy that my community has faced, since the onslaught of the pandemic. Lincoln Heights in particular, as well as Council District 14, has suffered enormously and disproportionately as a result of the pandemic. Thanks to the recent data published by the City Controller, we know that CD14 holds the highest evictions in all of Los Angeles. This is not a coincidence. At the height of the pandemic, Lincoln Heights had the most confirmed covid cases, thanks to data provided by Los Angeles Public Health. As of today, the LA Public Health Department has recorded 39,884 covid cases (LAPUBLICHEALTH, 9/27/2023). During the pandemic, many of my neighbors were being illegally evicted, despite an eviction moratorium and place, and there was no where to hold these egregious landlords and developers accountable. There were historical colonial residential homes that were demolished during the pandemic, and evicted the native locals that had lived there for over 50 years. Now, that site is now luxury student housing just down the road from the project concerning us today at 3601 Mission Road for council file 23-0796. Corporate developers have taken advantage of a vulnerable, and disenfranchised community with such predatory tactics, in efforts to profit and displace a community that does not fit their plans of corruption. On Ave 34 in our community, Corporate developers have expedited their way into constructing a luxury complex with over 400 units on top of very toxic soil, with clear evidence provided to this same city council. We are seeing the destruction of our environment, and the violence perpetuated onto the health and safety of our community all around us; there is clear documentation on the harm the City of Los Angeles is enacting on our community of Lincoln Heights. We are now seeing unprecedented evictions throughout the City of Los Angeles, both due to the pandemic, and due to the expiration of affordable housing covenants. We are at a precipice of what could be the destruction of affordability and community in Los Angeles, or the turning point for an equitable future. Luxury housing, will never

solve the housing crisis that we are currently experiencing. We currently have over 48 thousand eviction cases pending with the Los Angeles Courts, and that does not account for the the illegal, under the table evictions we see happening in our communities every single day. The very same families in these situations, are under the poverty line, and cannot afford the market rate units. Let it be clear that Los Angeles does not have a housing crisis; Los Angeles has an equitable and affordable housing crisis, one where affordability is not covenant nor protected in perpetuity, and one where the city is prioritizing privatized market rate housing. All of this ties into this massive, out of scale 7 story luxury building in the historical, and first suburb of Los Angeles now known as Lincoln Heights. This project is proposed to be constructed across the street a historical preserved site, Lincoln Park, one that will be inevitably impacted by the construction of this building. This project is 80% above market rate units, and will inevitably and innately change the economic, cultural, sociological, ecological, and ethnic characteristics of this neighborhood. It will displace the locals that live there, as we are already fighting for our livelihoods as we get priced out. The 20% affordable. Housing is truly insulting to the crisis we are seeing in our communities, and the city as a whole. 20% of affordable housing is crumbs, and forces all of Los Angeles to fight for such disparities through the lottery system. This project perpetuates far more damage, than it does good. The comments in support of this project are important to note, because it is clear that those people do not live here in Lincoln Heights, or they are no where near in proximity to this development. The voices of the residents who will me immediately and directly affected are what matter. I urge that you reconsider every single exemption that has been granted to this developer, in the name of erasure. Every community has a right to be a part of the process of what their community should look like. Every community has a right to preserve their health, safety, homes, and livelihoods over the interested of corporations. Thank you. Fernanda Sanchez, President of Lincoln Heights Neighborhood Council | At Large Director of LA-32 Neighborhood Council

Council District



Top 20 Zip Codes with highest number of eviction notices

Zip Code	Communities	# of Eviction Notices
90006	Midwood	6505

CITY/COMMUNITY	Cases	Case Rate ¹	Deaths	Death Rate ²
Los Angeles - Lafayette Square	1,625	35,044	12	263
Los Angeles - Lake Balboa	16,590	39,307	106	251
Los Angeles - Lakeview Terrace	6,231	47,445	55	419
Los Angeles - Leimert Park	5,899	38,720	42	276
Los Angeles - Lincoln Heights	13,001	39,884	247	758
Los Angeles - Little Armenia	3,094	38,555	115	1,433
Los Angeles - Little Bangladesh	8,781	30,981	42	148
Los Angeles - Little Tokyo	1,533	48,931	18	575
Los Angeles - Longwood	1,827	42,449	19	441

*Case and death numbers include cases identified among persons detained at correctional facilities located in the city/community.

Data are subject to change based on further investigation.

(1) No. of cases per 100,000 residents

(2) No. of deaths per 100,000 residents

Communication from Public

Name: Sylva Blackstone
Date Submitted: 10/03/2023 12:03 AM
Council File No: 23-0796
Comments for Public Posting: I strongly support the appeal.

Communication from Public

Name: Sylva Blackstone
Date Submitted: 10/03/2023 12:07 AM
Council File No: 23-0796
Comments for Public Posting: I strongly support the appeal.

Communication from Public

Name:

Date Submitted: 10/03/2023 12:31 AM

Council File No: 23-0796

Comments for Public Posting: This project has higher density than is supposed to be allowed, and is priced far above what the current population of Lincoln Heights can afford. This higher density was granted by Huizar who is guilty of RICO charges for corruption involving developers. Lincoln Heights already has far higher than average evictions; this disproportionate building will accelerate that, and massively contribute to homelessness in LA. It requires the demolition of dozens of trees, including protected Sycamores, which beautify the neighborhood, improve air quality, regulate temperature, prevent landslides, and serve as wildlife habitat. To approve this project is to be an accomplice in Huizar's racketeering.