

# TERA



THE EAGLE ROCK ASSOCIATION

*Invest in your community*

July 27, 2009

Rushmore Cervantes, Interim General Manager  
Los Angeles Housing Department  
Garland Center  
1200 W. 7<sup>th</sup> Street, 1<sup>st</sup> Floor  
Los Angeles, CA 90017

Re: Hotel Owners and Los Angeles City Ordinance #108175

Dear Mr. Cervantes,

The purpose of this letter is to encourage the City of Los Angeles to conduct a long-overdue dialog with leaders of the North East Los Angeles Hotel Owners Association.

On April 17, 2009 The Eagle Rock Associations Preservation (TERA), Planning and Development committee met and reviewed a request by the President of the North East Los Angeles Hotel Owners Association (NELAHOA), Ray Patel to discuss concerns of area Hotel and Motel owners concerning a recent City ordinance (#180175) that classifies their properties, which are tourist hotels, as residential hotels.

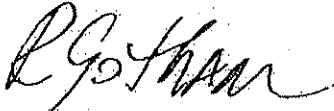
It is our understanding that the purpose of this ordinance is to benefit the general public by minimizing the adverse impact on the housing supply and on displaced low-income, elderly, and disabled persons, which results from the loss of residential hotel units through conversion and demolition. This is to be accomplished by establishing the status of residential hotel units, by regulating the demolition and conversion of these units to other uses, and by establishing appropriate administrative and judicial remedies.

Based on our conversations with Mr. Patel, we believe that the ordinance, as being interpreted, could have a long-term negative effect on the businesses, the land and the over all value of the property if owners and their hotels are deemed to be residential hotels that require housing low-income residents and potential limiting of income revenue. It will also have a direct and immediate impact of the quality of life in certain residential areas that abut many of these locations. TERA supports the need to identify, create and protect affordable housing units. However, including structures that are primarily tourist hotels as affordable housing units in the ordinance does not address the issue. In addition, the procedure places an unnecessary burden on owners of independent hotels and motels.

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Therefore on April 24, 2009 TERA Board voted to support NELAHOA in their request that the City of Los Angeles and the appropriate branches of the City sit with the representatives from NELAHOA and review the ordinance, its processes, collection of surveys, determination of residential status, appeals process and all points of the ordinance that have severely impacted the owners of independent hotel and motel owners.

Sincerely,



Robert Gotham  
President

Sent to:

Mayor Antonio Villaraigosa  
Councilmember Jose Huizar  
LA Housing Department – Rushmore Cervantes, Interim General Mgr.