

**Letter of Opposition to Council File #14.1349-S1 ,#14.1349-S2, and #14.1349- S4**

1 message

**Save the LA River** <savethelariver@gmail.com>

Tue, Mar 26, 2019 at 1:33 AM

To: councilman@joebuscainola15th.com, councilmember.rodriquez@lacity.org, councilmember.price@lacity.org, michael.espinosa@lacity.org, paul.Krekorian@lacity.org

March 26, 2019

Honorable Paul Krekorian, Chair of Budget and Finance Committee

City of Los Angeles, City Hall,

[200 N. Spring Street, Los Angeles, CA 90012](#)

Attention: City Clerk, Michael Espinosa

Dear Councilmember Krekorian:

cc: Councilmember Curren D. .Price, Jr., Chair  
Councilmember Joe Buscaino  
Councilmember Monica Rodriguez

Dear Members of the Economic Development Committee / Budget and Finance Committee;

RE: Council File #14.1349-S1  
#14.1349-S2  
#14.1349- S4

As representative and longtime community member of Elysian Valley, I totally oppose the file mentioned above, feeling shared by the vast majority of Elysian Valley residents.

In May 2018, CD13 Mitch O'Farrell briefly introduce or I would say described a 32 mile Enhance Infrastructure Financing District to a big audience of many neighborhoods, neighborhood councils, community members, activist and grass-root community groups, it in an effort to gain support from all of them. A tax increment financial district, focused only on the financial, development and recreational interest, and not on environment, displacement, extremely-very-low income housing, or any of the priorities of our communities.

The way that was introduced was very briefly, missing facts and lack of input and participation from the public, also the public was denied the opportunity to ask questions addressing negative impact and concerns when O'Farrell refuse to take and answer any of their concerns and questions.

Under the California State Law the City is not allowed to adopt an EIFD if input from River adjacent communities, a List of specific project/s EIFD will be use or implemented on, a clear budget, financial analysis including cost vs benefits, a list of future tax increments and assessments, full social displacement analysis, boundaries, economic analysis, how EIFD will be use, used for, and what would be the positive and negative impact on our communities of color in a short, medium and long term.

Also a clear list of roles, duties and responsibilities, to include and meet State and County policy, what exactly this group will be doing, for how long, the criteria used to chose or appoint members, why appoint instead of let the tax payers chose whom they want to be responsible for it, no mentioned of the operation and maintenance costs and or who will be in charge of it, does the EIFD will fuel even more Gentrification ? EIFD will be use in other districts outside our boundaries ? why? how? to what rate?

We feel the implementation of a not well planed EIFD such as this one, lacking of constituents input, state and county policy, transparency and inclusiveness, not appropriately designed to benefit all community members but to create yet another huge problem that will affect negatively the environment, health, safety and welfare, also creating a mass displacement of Angelenos, worsening the current homelessness state of emergency that has not been yet addressed appropriately. This and many other huge concerns from constituents/tax payers has not been addressed by Councilman O'Farrell, and his the lack of interest and availability to discuss them and bogus plans/narrative make us challenge even more any EIFD implementation.

There is no precedent in California, for an Enhanced Infrastructure Financing District encompassing 17 cities, and 23 Los Angeles City Neighborhood Councils. The size and scope is unmanageable and impossible for local residents to have a say in. Tax increment financing is expensive. IT DOES NOT COVER THE COST TO OPERATE OR MAINTAIN. An LA River EIFD will increase the pace and scale of market rate development. EIFD's would fuel gentrification, by increasing property values. Let's not an EIFD without first analyzing the effects. How much will this cost? How long before so much money is raised? How much will go to affordable housing? How much to public infrastructure? How much for environmental clean up?

Instead of this framework, I urge you to focus on updating our in Elysian Valley. The Q conditions promoted by our councilman, and the property owners he represents, actually prohibit the construction of affordable rental housing. The zoning code prohibits rental housing, in favor of live-work units, which are expensive to purchase for the entry level, and middle-income worker as well as the working class family.

State Enterprise Zone exempted all parking yet the state law expired in 2014, Ensure local zoning codes are updated so that the conversion of former industrial uses to commercial and residential does not occur WITHOUT PARKING, environmental impact studies, local design review or conditional use permits when alcohol is sold within 500 feet of a residence, or sensitive uses or affordable housing. Our land use plans need to updated immediately with transparency, civic engagement and respect for our community values. This certainly cannot be left to a public financing authority that extends into 22 different cities.

EIFD's are the wrong approach. We need strong and enforceable affordable housing mandates not EIFD subsidies for market rate housing.

will affect negatively and cause a mass displacement of longtime residents from all the communities involved, should included all of the NCs that are or may be affected by it, to ensure a transparent and inclusive process where constituents/tax payers are 100% aware of the pros and cons, and that it may affect them in a negative way. we are aware of the highly possibility of that our taxes used for this EIFD could be use or enhance the Gentrification of the same communities included on it.

Sincerely,