

**SUMMARY OF JUSTIFICATIONS/REASONS FOR APPEALING
CITY PLANNING COMMISSION DECISION TO APPROVE
ROLLAND CURTIS GARDENS EXPANSION
CPC-2013-3340-GPA-ZC-DB-SPR
Submitted October 27, 2014**

On behalf of nearly 200 residents living within a 1,000 feet of the Rolland Curtis project, we are appealing the decision of the City Planning Commission to approve the proposed Rolland Curtis Gardens expansion by Developers, T.R.U.S.T. South LA and Adobe Communities.

We object to the expansion of Rolland Curtis for the following reasons:

1. The City ignored and failed to consider the objections raised by the neighborhood residents who opposed the Project. Instead, the City relied on information from non-residents who do not live in the community. Despite the Developer's repeated claims, most neighborhood residents were unaware of the Project and do not support it. The overwhelming majority of support for the Rolland Curtis project was from non-residents who provided misleading and erroneous information.
2. The City failed to adequately investigate and consider the current condition of the community where the Project will be located. Our struggling neighborhood is already very dense and crowded with the current number of existing residents. There is an ongoing problem with crime and bad public schools that are not safe. Adding 500 to 700 new residents with the Rolland Curtis expansion will only worsen these problems for the community, and create an unhealthy and unsustainable environment for the 140 families who would live in the new Rolland Curtis.
3. The City failed to adequately investigate and consider the fact that our community where the Project is located already has a high concentration of low-income and Section 8 subsidized properties, and the community and our schools are highly segregated by race with a high concentration of poverty. As a result, the City's approval of the Project violates the federal Fair Housing Act by its failure to "Affirmatively Further Fair Housing" (AFFH). Tripling the size of Rolland Curtis will further segregate our community and our public schools, concentrate poverty in our neighborhood that is already poor and segregated, and further strain what few services and limited opportunities that exist for the current residents.
4. The City's approval of the Project discriminates against the mostly poor minority residents of our community in the Project area because the City concentrates the construction of low-income housing projects in poor minority neighborhoods while building no low-income housing in the wealthiest and whitest areas of West Los Angeles like Brentwood or Bel-Air.
5. The City's approval of the proposed Rolland Curtis project further violates the Fair Housing Act's AFFH obligation by failing to provide truly open and fair housing choices to low-income minority individuals and families who seek affordable housing. Decades of discriminatory decisions by the City regarding the siting and construction of affordable housing projects has resulted in poor minority families being steered to communities like ours that are racially segregated with segregated schools and high concentrations of poverty with poor access to good schools and safe streets.

Justifications/Reasons for Appealing

CPC Approval of Rolland Curtis Gardens Expansion

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6. The City completely ignored and failed to consider the fact that the approval of the Project is not consistent with the vision and goals of the City as articulated through various City planning documents that advocate for “Mixed-Income” developments to “reduce residential segregation and concentrations of poverty,” or with federal HUD policies promoting integration and deconcentration of poverty in communities.
7. The City did not adequately study and consider the fact that the allowing the increased height, density, zoning changes, and parking concessions for this Project will substantially increase traffic on residential side streets and will significantly reduce the already limited street parking for the existing residents.
8. The City and the Developer failed to consider reasonable alternatives to the Project that would be more appropriate to the neighborhood:
 - a. Save the existing Rolland Curtis as affordable housing, allow the current residents to stay so they will not be displaced, and make necessary improvements to the property.
 - b. Change the development to a “Mixed-Income” Transit-Oriented Development that preserves the same number of affordable housing units as the current Rolland Curtis, while allowing a wider range of income-levels, including market-rate apartments.
 - c. Reduce the size of the proposed expansion.

I. INTRODUCTION – WHO WE ARE

We support affordable housing that is fairly and equitably distributed throughout all communities of the City.

Our neighborhood, located outside of the USC Safety Zone, and south of the Expo Line tracks, is 97% minority with 40% of residents living below poverty. Many of the nearly 200 neighbors who signed petitions and letters against this project are not that different from the current or future residents of Rolland Curtis.¹ Some live in the other low-income housing projects in the neighborhood, use a Section 8 voucher, or crowd together with other families and rent apartments or bought houses together. They are both homeowners and renters. Hispanic and African-American. Some have grown-up in the neighborhood or lived here for 20, 30 and 40 years.

Throughout this very complicated process that we barely comprehend, the voices of this community has been repeatedly ignored. We do not have the political connections, resources or money like the Developer to hire attorneys and consultants, or to dispatch paid employees to solicit support and lobby politicians. We do not have friends who are elected officials, business leaders, or former City Planning Commissioners. All we have are our voices and the hope that in this process we will finally be heard.

We live here because we cannot afford to live anywhere else. We know all too well that there is a critical shortage of affordable housing in the City. We also know that the City has historically chosen to concentrate most of its affordable housing in minority South LA neighborhoods like ours -- poor, racially segregated communities with segregated and underperforming schools, high crime rates, overwhelmed public services and limited job opportunities. This is a violation of the City's obligation under the federal Fair Housing Act to Affirmatively Further Fair Housing (AFFH) by ensuring that publicly subsidized housing projects do not perpetuate segregation.

Affordable housing is a *right* for all who live in this City, and it is a *responsibility* that all communities must share *equally*. For far too long, the City has asked its most vulnerable neighborhoods, like ours, to take on the primary responsibility for providing most of the City's affordable housing while allowing the wealthiest and whitest communities to avoid any responsibility. The CPC's unanimous vote to approve tripling the size of Rolland Curtis Gardens from 48 to 140 apartments and adding 500 to 700 new residents to this struggling neighborhood is the latest example of the City's history of repeatedly violating the Fair Housing Act's AFFH mandate.

We ask the City to seriously consider our appeal of the CPC's decision regarding Rolland Curtis, and to re-evaluate these discriminatory practices that continues to harm poor minority communities throughout South Los Angeles.

¹ Please see included petition and letters signed by neighborhood residents

² Los Angeles Department of City Planning, "Initial Study/Mitigated Negative Declaration," April 17, 2014

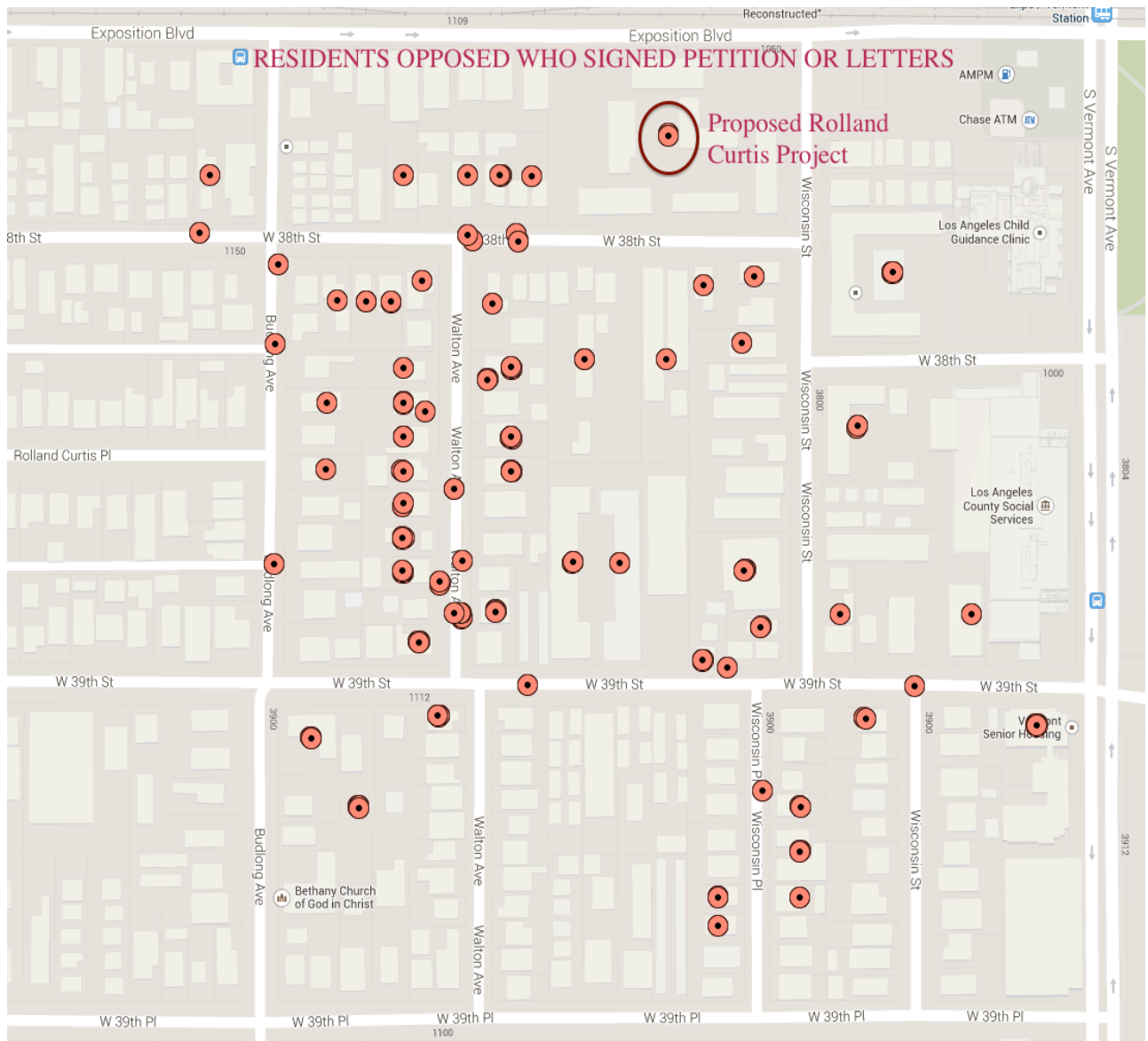
³ Off-Campus Housing, USC Student Affairs, Office of International Services, <https://sait.usc.edu/ois/housing/off->

II. OBJECTIONS TO ROLLAND CURTIS EXPANSION

- 1. The City ignored and failed to consider the objections raised by the neighborhood residents who opposed the Project. Instead, the City relied on information from non-residents who do not live in the community. Despite the Developer's repeated claims, most neighborhood residents were unaware of the Project and do not support it. The overwhelming majority of support for the Rolland Curtis project was from non-residents who provided misleading and erroneous information to the City.**

Despite the persistent and repeated marketing claims by Co-Developer, T.R.U.S.T. South LA (TRUST), this Project was not "community-driven," nor does it have "100% community support." If residents had truly been involved from the beginning, they would have informed TRUST of their concerns, and we would not be here today protesting this project.

All of the nearly 200 residents who signed petitions and letters against the proposed Project live within 1,000 feet of Rolland Curtis, primarily along 38th Street, Wisconsin Street, Walton Avenue and 39th Street. The majority reported not being informed of the Project, or participating in any of the planning sessions hosted by TRUST. There were no residents who reported knowledge of the existence of the Expo/Vermont Neighbors Organizing Committee, despite claims from TRUST that this is the primary "neighborhood" group supporting the Project. In fact, since TRUST and Adobe purchased Rolland Curtis in 2012, they have had zero involvement with this neighborhood, except for when it suits their own purposes, such as securing approval of this Project.



A. Project supporters reside outside of neighborhood

The above map shows that all of the opposition to the Project is from residents who live in the community near the proposed Project. A review of the 79 letters of support submitted by TRUST to the City showed that aside from the current Rolland Curtis residents (who will likely not return after the Project is completed), only 3 letters were from residents who live in our neighborhood that is located outside of the USC Safety Zone, between Exposition Avenue and Martin Luther King, Jr. Boulevard, and Vermont Avenue and Normandie Avenue. The support letters from local businesses were gathered at a strip mall on the corner of King and Vermont and included establishments such as Smokin' Gifts and the Sherwin Williams auto paint store.

A review of the speaker cards from the September 11, 2014, City Planning Commission hearing showed that of the 31 speakers, only 6 speakers were neighborhood residents who did

not live in Rolland Curtis. The overwhelming majority of speakers who were in support of the Project were affiliated with "community" groups that have an existing relationship with TRUST. Unfortunately, since the hearing was scheduled on a weekday without a specific time, many neighbors were unable to attend because they could not afford to lose a day of work. Those that did go were so intimidated by the behavior of TRUST and these community groups that they were afraid to speak.

B. Misleading information presented by non-residents

Although most of the Project supporters at the CPC hearing do not live in our neighborhood, they spoke in enthusiastic support of the Project with misleading information. Specifically, their argument that USC students have taken over our neighborhood and they are currently displacing residents was false. If they lived in our neighborhood, they would have known that our location south of the Expo line tracks is outside of the USC Safety Zone. USC advises its students not to live here because USC says it's not safe compared to all of the extra security provided north of the tracks – extra LAPD patrols, USC's private police force and security guards on every block. According to TRUST, there is also an agreement between USC and these community groups that USC would not develop or encourage development of neighborhoods south of the Expo tracks.

The resident displacement occurs in the USC Safety Zone where property values and rents north of the tracks are astronomical – million dollar rental properties and USC students paying as much as \$1,000 per person to share an apartment with other students. The residents who are displaced in the USC Safety Zone are pushed south of the tracks to our neighborhood where 1-bedrooms still rent for \$800-\$850 and 2-bedrooms go for \$1195 with plenty of vacancies. In fact, the market rate rents are comparable to the upper range of rents for the Project, calling into question the Project supporters' arguments that expanding Rolland Curtis is necessary because this community is in the throes of gentrification with escalating rents. The estimated costs for the construction of the expanded Rolland Curtis is \$422,842 to \$491,630 per apartment - far more expensive than the value of all of the homes in the neighborhood.

Complicating the matter further are investors lured to our neighborhood due to our proximity to USC and misleading sales pitches from real estate agents. After they have purchase properties in our neighborhood with the intention of cashing in on USC students, they soon discover that most USC students will not rent south of the Expo tracks. These investors end up renting to Section 8 instead because Section 8 pays more than the market rate rent, further contributing to the concentration of subsidized housing in the neighborhood.

C. TRUST's community outreach

Extensive outreach to the community by TRUST only began after residents expressed their opposition to the Project through the collection of over 100 petition signatures submitted at the June 4, 2014 hearing at the City Planning Department. However, the true intent of this outreach by TRUST was not to sincerely engage the community, but an attempt to discredit

the validity of the signatures collected by several residents. According to an August 27, 2014 letter from TRUST to the City, TRUST cast doubt on the validity of one-third of the signatures collected by claiming that those who signed the petition were misled about the Project. More disheartening, several residents who received visits from TRUST reported that canvassers warned them that if they did not support the Rolland Curtis expansion, that USC would take their house away. Other residents said TRUST representatives were not interested in listening to their concerns, and they felt intimidated and pressured by TRUST to change their position on the Project.

This behavior by TRUST and these other "community" organizations is disappointing. They are supposed to be the same groups normally dedicated to helping people like the low-income minority residents of this neighborhood become "empowered" so their voices are heard in a complicated process like this. Instead, TRUST and these community groups have essentially silenced the voices of our neighborhood.

- 2. The City failed to adequately investigate and consider the current condition of the community where the Project will be located. Our struggling neighborhood is already very dense and crowded with the current number of existing residents. There is an ongoing problem with crime and bad public schools that are not safe. Adding 500 to 700 new residents with the Rolland Curtis expansion will only worsen these problems for the community, and create an unhealthy and unsustainable environment for the 140 families who would live in the Project.**

The City completely failed to consider the existing problems within the community when approving the Project. Our neighborhood is already very dense and crowded with the current number of existing residents. We currently have ongoing problems with crime and not enough police officers to deal with it. We do not have access to good, quality schools that are safe for our children. Due to the complete lack of public services available to residents now, adding 500 to 700 new people to the neighborhood with the proposed Rolland Curtis project will further overwhelm the police and the schools and the shaky state of the neighborhood will deteriorate even more. Why is the City spending so much money to place 140 families in a neighborhood that is not safe for them and the public schools are terrible for their children?

As important as it is to increase the numbers of affordable housing in the City, the types of communities where these projects are located is just as important. The Fair Housing Act requires that the City and Developers consider factors such as racial demographics, poverty rates, school quality, and the existing numbers of low-income and Section 8 subsidized housing in a community when making planning decisions about where to build affordable housing. The intent of this requirement is to ensure that public funds are not used to perpetuate segregation and concentrate poverty in already poor, segregated communities and the local schools. The City and the Developer also have a responsibility to the poor families desperately seeking affordable housing to provide them with a safe neighborhood with equal access to opportunities like good schools for their children.

A. Existing crime and police protection

The City failed to consider the Rolland Curtis neighborhood's existing problem with crime, and that the addition of 500 to 700 new residents would negatively impact LAPD's ability to provide police protection to the community. The City's April 17, 2014, Environmental Impact Analysis, regarding the Project's impact on police protection was completely inadequate.² The City determined that the project's impact on police protection could be "potentially significant." However, the Analysis determined that "mitigation" efforts such as adding "nighttime security lighting" in order to "Design Out Crime" through the design of the new Rolland Curtis complex would be sufficient to keep the neighborhood safe and prevent overburdening the police. This analysis completely failed to consider the most basic information such as the existing crime rate in the neighborhood, or even bother to consult with the residents, or our local police officers. The Developer also did not address this issue in its application.

Like any other South Central LA neighborhood, our community is considered to be one of the higher crime areas of the City. Many of our residents do not feel safe walking in certain parts of the neighborhood. There is an ongoing, daily struggle with crime, specifically gangs, graffiti, drugs, and shootings. Just down the street from the proposed Rolland Curtis project are several known areas for buying drugs. Our local gang and their nearby rivals mark-up our walls, houses, apartment buildings, sidewalks, lampposts, utility poles, and even our cars, with graffiti to claim our neighborhood as theirs. They have threatened residents who tell them to stop, or paint over it. The sounds of gunfire are far too common. Over the last several months, there have been multiple incidents where people have been shot.

According to the most recent crime statistics from our local LAPD Southwest Division, in a ten-month period from January 1, 2014, until October 11, 2014, there have been 17 homicides and a total of 1,228 violent crimes. There were 174 reports of shots fired and 69 shooting victims. The *LA Times* homicide database ranked our Exposition Park neighborhood as the 8th deadliest out of 270 neighborhoods for 2013. Despite this, there never seems to be enough police to respond to 911 calls that residents have given up trying to call. Our local police officers regularly tell us they are understaffed and there are not enough of them to handle the crimes in our neighborhood now. What will happen when the proposed Project adds 500 to 700 new residents to this area?

Since our neighborhood, including the Project area, is just outside of the USC Safety Patrol Area, USC explicitly advises its students not to live here due to "safety reasons."³ After the 2012 murders of two USC graduate students near our neighborhood, USC erected 2,000 feet of fencing, wrapped it around the entire campus and locked our community out at night. We cannot blame them, and it turns out they were right to lock us out. In June 14, 2014, the *LA Times* reported that property crimes on USC campus during the restricted hours dropped by

² Los Angeles Department of City Planning, "Initial Study/Mitigated Negative Declaration," April 17, 2014

³ Off-Campus Housing, USC Student Affairs, Office of International Services, <https://sait.usc.edu/ois/housing/off-campus.aspx>

50%, and violent crimes was significantly reduced.⁴ If our neighborhood is not considered safe enough for USC students, then why is it safe enough for 140 families with children?

B. Underperforming, unsafe and segregated public schools

Once again, the City’s Analysis of the proposed Project’s impact on the affected public schools completely failed to evaluate the most basic information such as academic performance, student safety, student to teacher ratios and current size of the student population. The City failed to consider this in their decision to approve the Project. The City conservatively estimated at least 57 children would reside at the new Rolland Curtis. The report further determined that the impact on the three public schools could be “potentially significant,” but easily “mitigated” by the simple payment of “developer fees” to the schools.⁵ The Developer again fails to address this issue in its application.

The three home schools for the residents of our neighborhood and Rolland Curtis are Weemes Elementary School K-5, Foshay Learning Center 6-8, and Manual Arts Senior High School, 9-12. Sadly, these schools are some of the worst LAUSD schools in the system and in the state. They are chronically underperforming academically and unsafe for our children due to violence inside the schools. (Foshay’s K-5 and 9-12 programs have improved, but students are only accepted by application and a lottery. Hundreds apply and a waiting list is maintained.)

HOME SCHOOLS FOR ROLLAND CURTIS GARDENS RESIDENTS AND NEIGHBORS			
2012-2013	Weemes Elementary K-5	Foshay Learning Center 6-8	Manual Arts Senior High School 9-12
Student Population	846	1,128	1,867
Student to Teacher Ratio	22:1	26:1	21:1
API Statewide Rank, 1 to 10 (highest)	2	2	1
API Base (Target 800 with max of 1000)	741	710	593
API Growth (Target 800 with max of 1000)	750	719	626
CST English, Percentage of Students at Proficient/Advanced	43.40%	32.70%	26.70%
CST Math, Percentage of Students at Proficient/Advanced	53%	25.70%	5.40%
Source: LAUSD School Accountability Report Cards (SARC) 2012-2013, LAUSD Data Summary Sheets 2012-2013, LA Times California Schools Guide			

⁴ “Property Crimes Drop After USC Implements New Measures,” *LA Times*, June 14, 2014

⁵ Los Angeles Department of City Planning, “Initial Study/Mitigated Negative Declaration,” April 17, 2014

According to the most recent LAUSD data available from the 2012-2013 school year, the three home schools had the lowest Academic Performance Index (API) rankings possible on a scale of 1 to 10 with 10 being the highest. Weemes and Foshay 6-8 each received a 2 ranking. Manual Arts had a 1 ranking. Less than 50% of the students in any of the home schools scored proficient or advanced in the California Standards Tests (CST) in English. In CST Math, only 25.7% of Foshay 6-8 students and 5.4% of Manual Arts scored proficient or advanced.

Although these schools are all considered to be part of the "USC Family of Schools," the involvement of USC appears to be minimal and has had little affect on the entire population of students. In 2008, LAUSD handed over operation of Manual Arts to L.A.'s Promise, a non-profit, with the hopes that they can turn it around, but the California Department of Education still identifies Manual Arts as one of the 5% of "persistently lowest-achieving schools" in the entire state.⁶ In a 2011 application for a School Improvement Grant for Manual Arts, LAUSD provided this description of the neighborhood surrounding the school: "This community has the highest poverty and the highest rate of violent crimes in all of Los Angeles." Over the last few years, Weemes and Foshay have been operating under a "Program Improvement" (PI) plan due to their repeated failures to improve student test scores. Despite all of these interventions, Weemes, Foshay 6-8, and Manual Arts, remain chronically underperforming.⁷

As residents with children, we can tell you first hand the stress, anxiety and fear that we face when making decisions about our children's education in this neighborhood. We know how singularly important education is to our children's chance at having a good future, but the educational opportunities in our neighborhood are almost non-existent.

Many residents do not want to send their children to the home schools, but there are few alternatives. Although there are excellent charter schools and some magnet schools in the neighborhood, parents literally have to win a lottery in order for their children to attend. There are hundreds of applications for very few open spaces and long waiting lists are standard. The process is tedious and time-consuming. Each charter school requires filling out a different application in order to be entered into that school's lottery. Parents often travel to multiple schools to submit applications and hope for the best. The process must be repeated each school year, and requires significant advance planning. For the better charter schools, if a child does not get accepted by the time they are in kindergarten or first grade, there is little chance they could ever attend that school since it is unlikely that new openings occur at the later grade levels. The parents who can take their children out of the neighborhood for school spend a lot of time traveling back and forth. Other parents who consider moving out of the neighborhood find that they cannot afford to live in areas with good public schools.

More concerning, the neighborhood children who must attend the home schools report being scared at school because there are fights on a daily basis and the overwhelmed school staff cannot or will not do anything about it. Currently, our neighbors have received multiple reports from different students and parents from Weemes about ongoing assaults between students at this elementary school. In one infamous incident in 2012, a video of brawling Weemes'

⁶ California Department of Education, Tier I Schools as of July 25, 2014, <http://www.cde.ca.gov/ta/ac/pl/tier1.asp>

⁷ LAUSD School Accountability Report Cards (SARC) 2012-2013, LAUSD Data Summary Sheets 2012-2013

mothers at a preschool graduation went viral on the Internet. The fight erupted because of “budget issues” -- Weemes could only provide one cap and gown for all of the young graduates and it had to be shared for taking pictures.⁸ At Foshay 6-8 and Manual Arts, the most recent LAUSD student surveys on school safety found that 49% of the students at both schools reported not feeling safe on campus.⁹ Not surprisingly, violence in the neighborhood leads to violence in the schools.

How will the introduction of 140 families with children from the proposed Rolland Curtis affect these already underperforming schools? More importantly, why didn't the Developer consider these factors prior to proposing the addition of 140 mostly two and three bedroom apartments geared towards families with children? Why did the City ignore these facts when making their decision to approve the Project?

We feel strongly that the proposed Project will exacerbate an already bad situation by making it worse and increasing the competition for what few educational alternatives there are such as open charter school spaces. As for the families who would live in the new Rolland Curtis, they will find themselves struggling as much as we are now with finding good schools for our children. It's completely unacceptable. They deserve better, and so do we.

- 3. The City failed to adequately investigate and consider the fact that our community where the Project is located already has a high concentration of low-income and Section 8 subsidized properties, and the community and our schools are highly segregated by race with a high concentration of poverty. As a result, the City's approval of the Project violates the federal Fair Housing Act by its failure to “Affirmatively Further Fair Housing” (AFFH). Tripling the size of Rolland Curtis will further segregate our community and our public schools, concentrate poverty in our neighborhood that is already poor and segregated, and further strain what few services and limited opportunities that exist for the current residents.**

Our neighborhood already hosts a high concentration of low-income, subsidized and Section 8 properties in our immediate area, far more than other neighborhoods in the City, especially in West Los Angeles. According to data from the federal government, City agencies, and rental listings for Section 8 properties, we found that within our neighborhood, including Rolland Curtis, there are already 32 properties that are low-income, subsidized, or Section 8, in an area that is approximately ½ mile by ½ mile. Within our 90037 zip code, that is approximately three square miles with 62,000 residents, there are 166 of these properties.¹⁰ The following maps show the locations of these properties in relation to the proposed Rolland Curtis project.

⁸ Samantha Tata and Ryan Bourgard, NBC News Los Angeles, June 15, 2012, <http://www.nbclosangeles.com/news/local/Weemes-Elementary-School-Los-Angeles-Preschool-Graduation-Fight-Brawl-Moms-Parents-159148855.html>

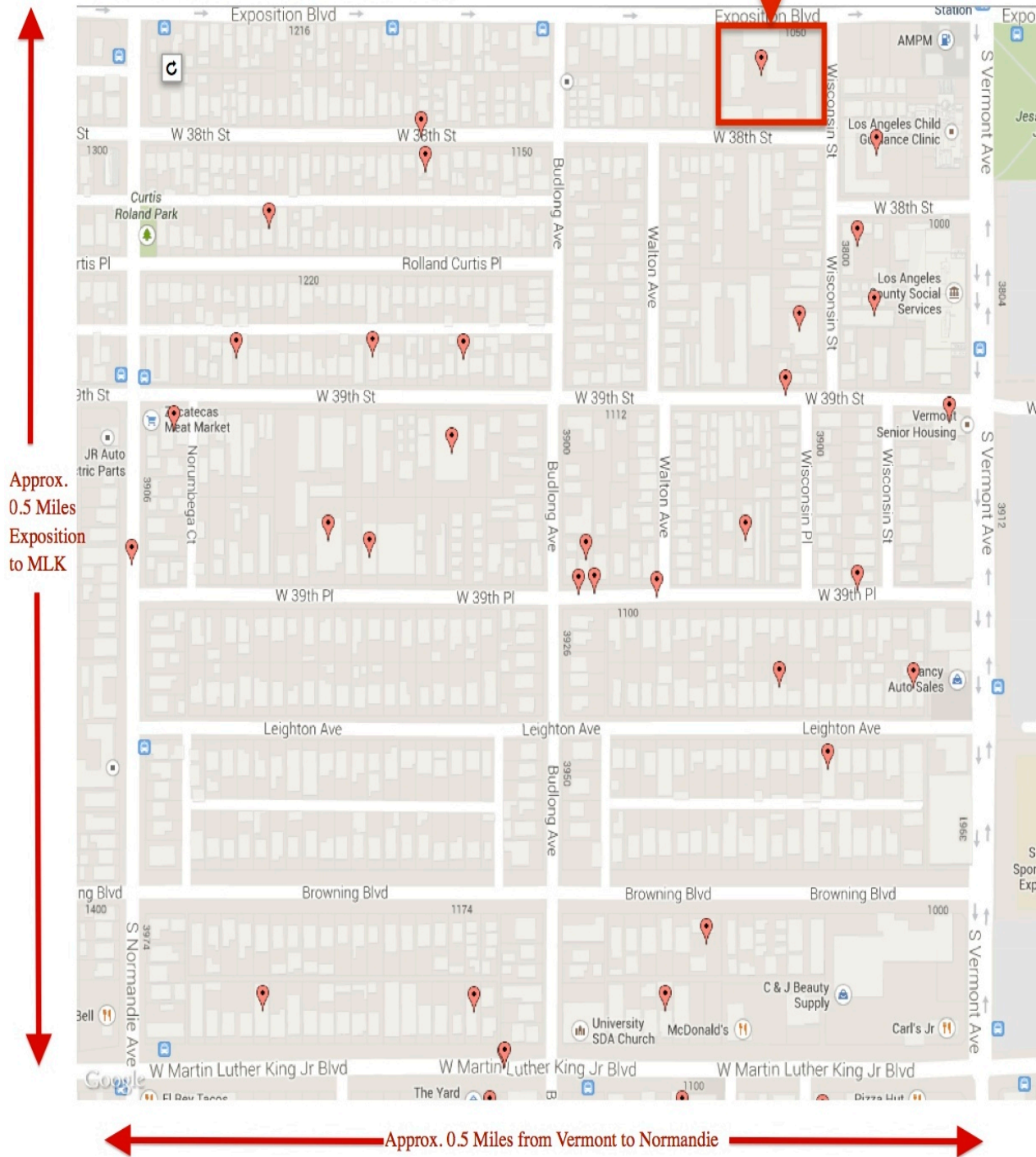
⁹ LAUSD Data Summary Sheets 2012-2013

¹⁰ This data was obtained from the federal Department of Housing and Urban Development (HUD) database on Low-Income Housing Tax Credit (LIHTC) properties and Section 8 rentals, the affordable housing rosters from the Los Angeles Housing Department (LAHD) for 2011, and Los Angeles Housing and Community Investment Department (LAHCID) for 2014, and a 2011 roster from the now-defunct Community Redevelopment Agency

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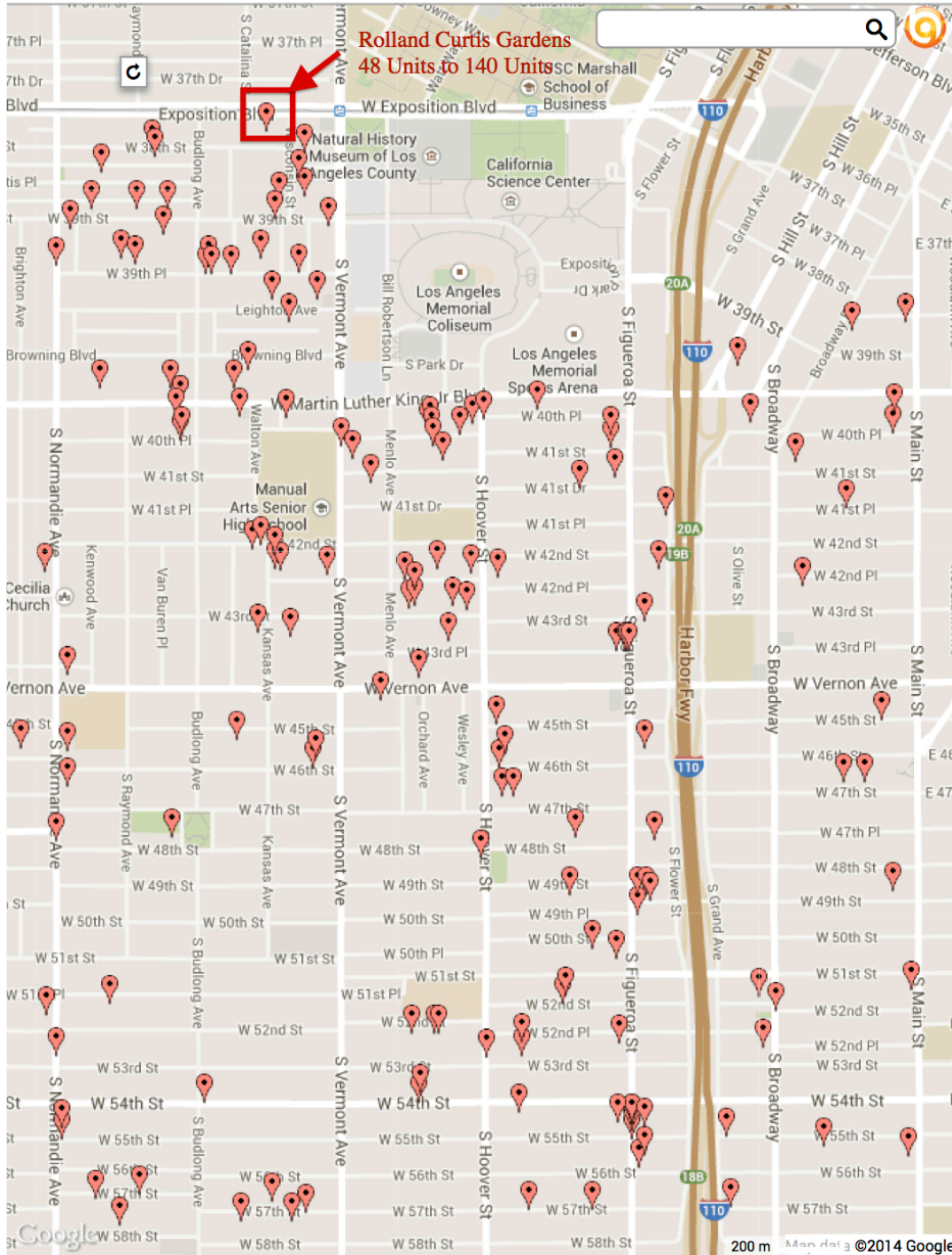
32 Low-Income, Subsidized and Section 8 Properties
 Near Proposed Expansion
 90037 Existing Low Income-Subsidized Housing

Rolland Curtis Gardens
 48 Units to 140 Units



(CRA/LA). Additional data for Section 8 properties was obtained from HUD, the Los Angeles County Housing Resource Center (LAHRC) and a private classified rental listing service for Section 8 landlords, gosection8.com.

166 Low-Income, Subsidized, Section 8 Properties in 90037 Zip Code
90037 Existing Low Income-Subsidized Housing



Putting too many of these projects so close together hurts our predominately low-income, minority neighborhood, by further segregating our community and our schools. It is a violation of the federal Fair Housing Act's "Affirmatively Further Fair Housing" (AFFH) obligation. Approval of the proposed Project further violates the Fair Housing's Act's AFFH obligation.

According to HUD, "The Fair Housing Act not only prohibits discrimination but, in conjunction with other statutes, also directs HUD to promote proactive steps to overcome historic patterns of segregation."¹¹ Some of the primary goals of AFFH is reducing segregation and reducing racial and ethnic concentrations of poverty in neighborhoods like ours.¹² Any government or private entity that accepts HUD funds has an affirmative responsibility to the AFFH mandate. Failure to do so has resulted in successful AFFH litigation and HUD administrative complaints across the country where private groups have taken action against various cities and counties for their policies and actions that resulted in HUD funds being used for affordable housing projects that perpetuated segregation and the concentration of poverty in low-income minority neighborhoods. Those cities and counties lost HUD funding until they complied with the AFFH mandate.¹³

A. HUD's renewed enforcement of AFFH

Although the AFFH mandate has existed since the original passage of the Fair Housing Act in 1968 as Title VIII of the Civil Rights Act, HUD has failed to aggressively or effectively enforce it until now under the Obama Administration. Prompted by several successful AFFH lawsuits and HUD administrative complaints, HUD has taken action against multiple jurisdictions, such as Westchester County, New York; Dallas, Texas; and the State of Maryland, for failing to comply with their AFFH mandate. The Obama Administration proposed a new AFFH rule on July 19, 2013, and it is expected to be implemented in late 2014.^{14, 15, 16} According to a 2013 analysis of the proposed AFFH rule by USC Professor Raphael Bostic and HUD Official Alastair McFarlane, they noted the need for the rule due to "evidence that HUD-assisted housing is often concentrated in segregated, high-poverty areas" like ours.¹⁷

B. City policies related to affordable housing projects has contributed to keeping Los Angeles segregated

As all City residents already know, Los Angeles is very segregated. The area commonly referred to, as the "Westside" or "West LA" is predominately white, middle to upper income,

¹¹ AFFH Regulatory Impact Analysis Summary, Docket No. Fr-5173-P01

¹² HUD's User Friendly Guide to AFFH Proposed Rule, "A New Assessment Process to Affirmatively Further Fair Housing"

¹³ Michael Allen, "Affirmatively Furthering Fair Housing in Delaware," presentation to the Delaware Housing Coalition, April 4, 2013, in Georgetown, Delaware

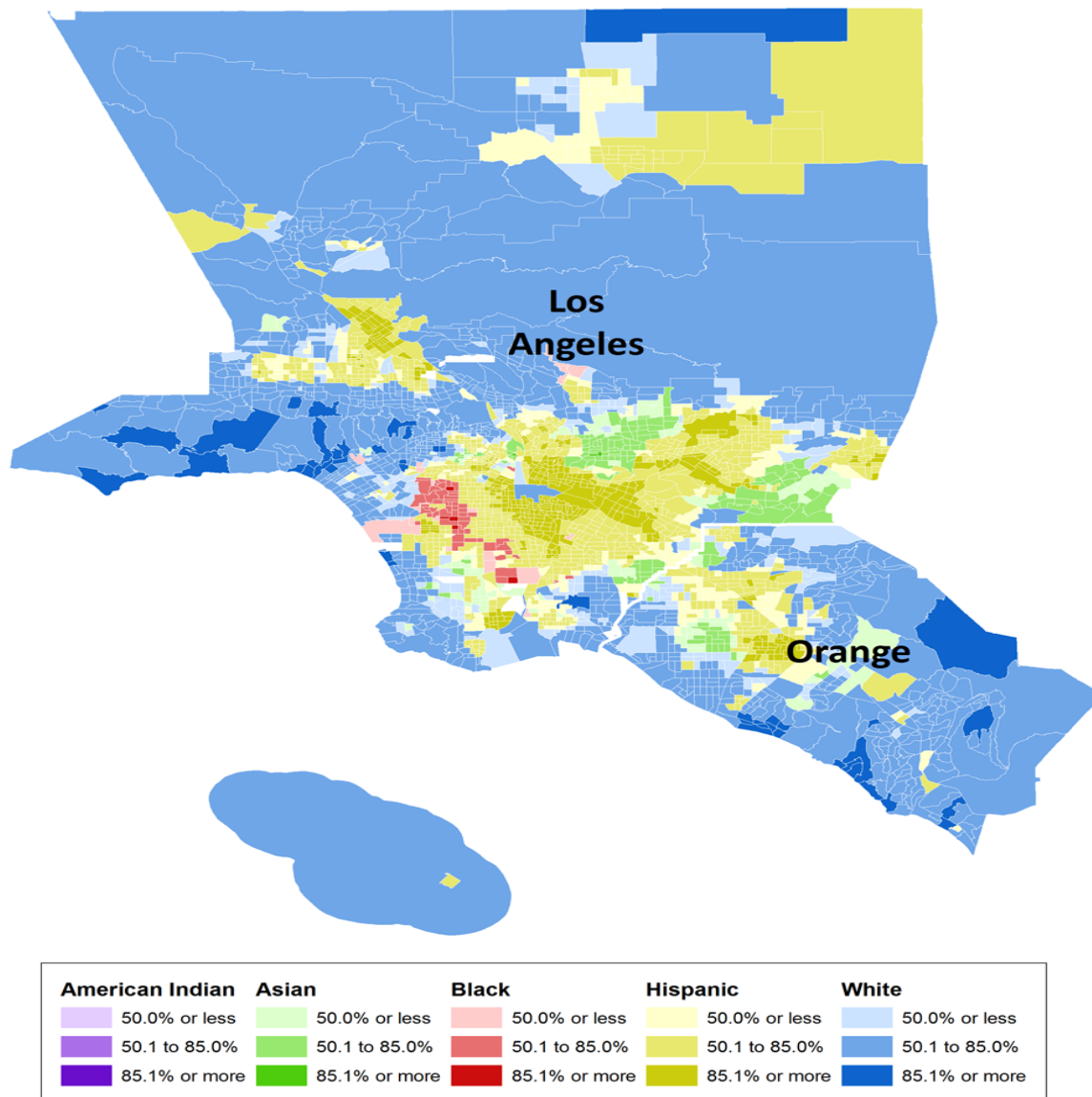
¹⁴ California Department of Housing and Community Development, "Analysis of Impediments to Fair Housing," September 2012, page 1-7

¹⁵ National Low Income Housing Coalition's Advocates' Guide for AFFH 2014

¹⁶ Federal Register, July 19 2013, Proposed Rules, Affirmatively Further Fair Housing, Docket No. FR-5173-P-01

¹⁷ Raphael Bostic and Alastair McFarlane, "The Proposed Affirmatively Furthering Fair Housing Regulatory Impact Analysis," *Cityscape: Journal of Policy Development and Research*, 2013

and considered to be safe with great public schools. The entire area located south of the 10 Freeway, more infamously known as "South Central" or more recently as "South LA" is known for being almost exclusively Hispanic and African-American, poor, and dangerous with the worst public schools in the City. According to a 2012 CensusScope.org and University of Michigan analysis of segregation in urban areas, the City was ranked as the 10th most segregated in the U.S. A color-coded map clearly showed the concentrations of various races and ethnicities with whites in West LA and Hispanic and African-Americans in South LA. Decades of the City's policies and actions in approving low-income housing projects in already highly segregated and impoverished neighborhoods have contributed to this segregation.

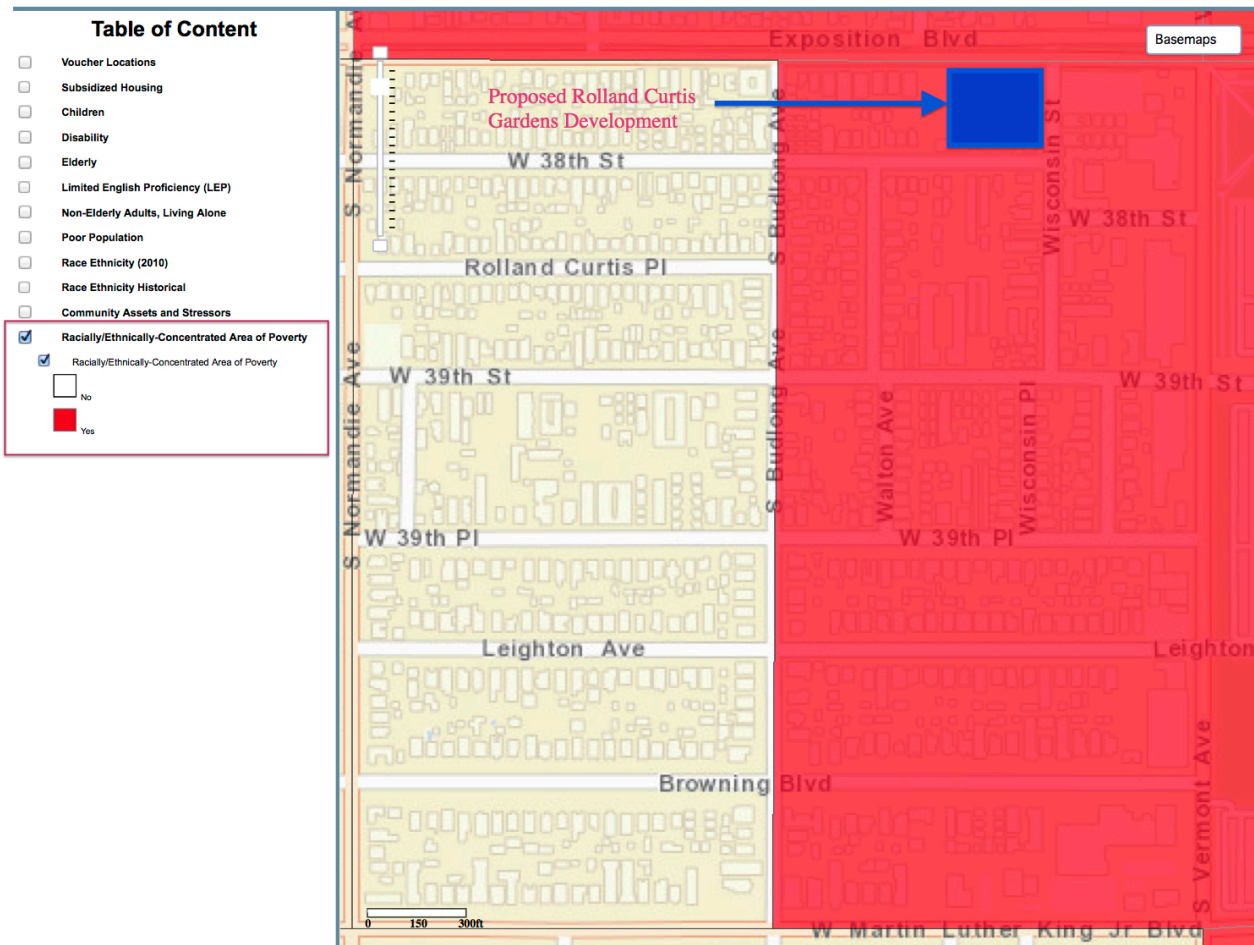


Source: CensusScope.org, University of Michigan's Social Science Data Analysis Network, 2012

C. Proposed Rolland Curtis project is in a low-income minority neighborhood with a high concentration of existing affordable housing developments and Section 8 properties

Our neighborhood where the proposed Rolland Curtis project is located is in South LA. According to the most recent U.S. Census Bureau data for our zip code, 90037, the surrounding community around Rolland Curtis is overwhelmingly minority and poor. The minority population is 97.1% comprised of 76.7% Hispanic and 20.4% African-American. The population below the poverty line is 40%. The median income is \$27,072.¹⁸

According to HUD’s AFFH beta data tool, the area where the proposed Rolland Curtis expansion is located is identified as a “racially/ethnically-concentrated area of poverty.”¹⁹



¹⁸ U.S. Census Bureau, American Community Survey, 2008-2012

¹⁹ U.S. Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Prototype Geospatial Tool, http://www.huduser.org/portal/affht_pt.html#dataTool-tab

Approval of the proposal to triple the size of the existing Rolland Curtis is promoting segregation in an already segregated neighborhood with an overwhelmingly minority population. It will further concentrate poverty in an already poor, low-income area. According to Washington DC civil rights attorney, Michael Allen, who has pioneered AFFH litigation and successfully brought AFFH lawsuits against multiple cities and counties, "Permitting concentration of affordable housing development in minority neighborhoods likely perpetuates segregation and is a violation of the recipients' AFFH obligation."²⁰

4. The City's approval of the Project discriminates against the mostly poor minority residents of our community in the Project area because the City concentrates the construction of low-income housing projects in poor minority neighborhoods while building no low-income housing in the wealthiest and whitest areas of West Los Angeles such as Brentwood or Bel-Air.

Contrary to the City's AFFH obligation, the City has a history of approving low-income housing projects in poor minority neighborhoods like South Los Angeles at a disproportionately higher rate than in upper-income non-minority neighborhoods in West Los Angeles. As a result, South Los Angeles, and our neighborhood, has a disproportionately higher number of low-income housing projects than West Los Angeles. If the City's upholds its approval of the Rolland Curtis expansion, our neighborhood will suffer from the discriminatory effect of the City's decision because it will result in the perpetuation of segregation and continued concentration of poverty in our community.

A. Many low-income housing and Section 8 properties in South Los Angeles, very little in West Los Angeles

According to data from the federal government, City agencies, and rental listings for Section 8 properties, we searched for low-income, subsidized properties and Section 8 rentals in four of the wealthier zip codes on the Westside in Bel-Air, Pacific Palisades, Brentwood, and Cheviot Hills. The median income ranged from \$81,240 to \$182,270 and the majority of the population is White, ranging from 61.6% to 87.9% of the total population.²¹ Out of the four zip codes, there were only two properties in Cheviot Hills - a mixed-income development and a senior residence. There were no Section 8 rentals in any of the West LA zip codes.

By contrast, we conducted the same search for two zip codes in South Los Angeles - 90037 where the proposed Rolland Curtis Gardens is located, and zip code 90044 that is located directly south of 90037. There were 67 low-income subsidized properties and 389 Section 8 rentals located in the two South LA zip codes. These two zip codes were highly segregated and poor. The population in 90037 is 97.1% minority and 40% live below poverty. In 90044, the population is 96.6% minority and 32.4% live below poverty. The median income ranged from \$27,072 to \$29,481.

²⁰ Michael Allen, "Affirmatively Furthering Fair Housing in Delaware," presentation to the Delaware Housing Coalition, April 4, 2013, in Georgetown, Delaware

²¹ U.S. Census Bureau, American Community Survey, 2008-2012

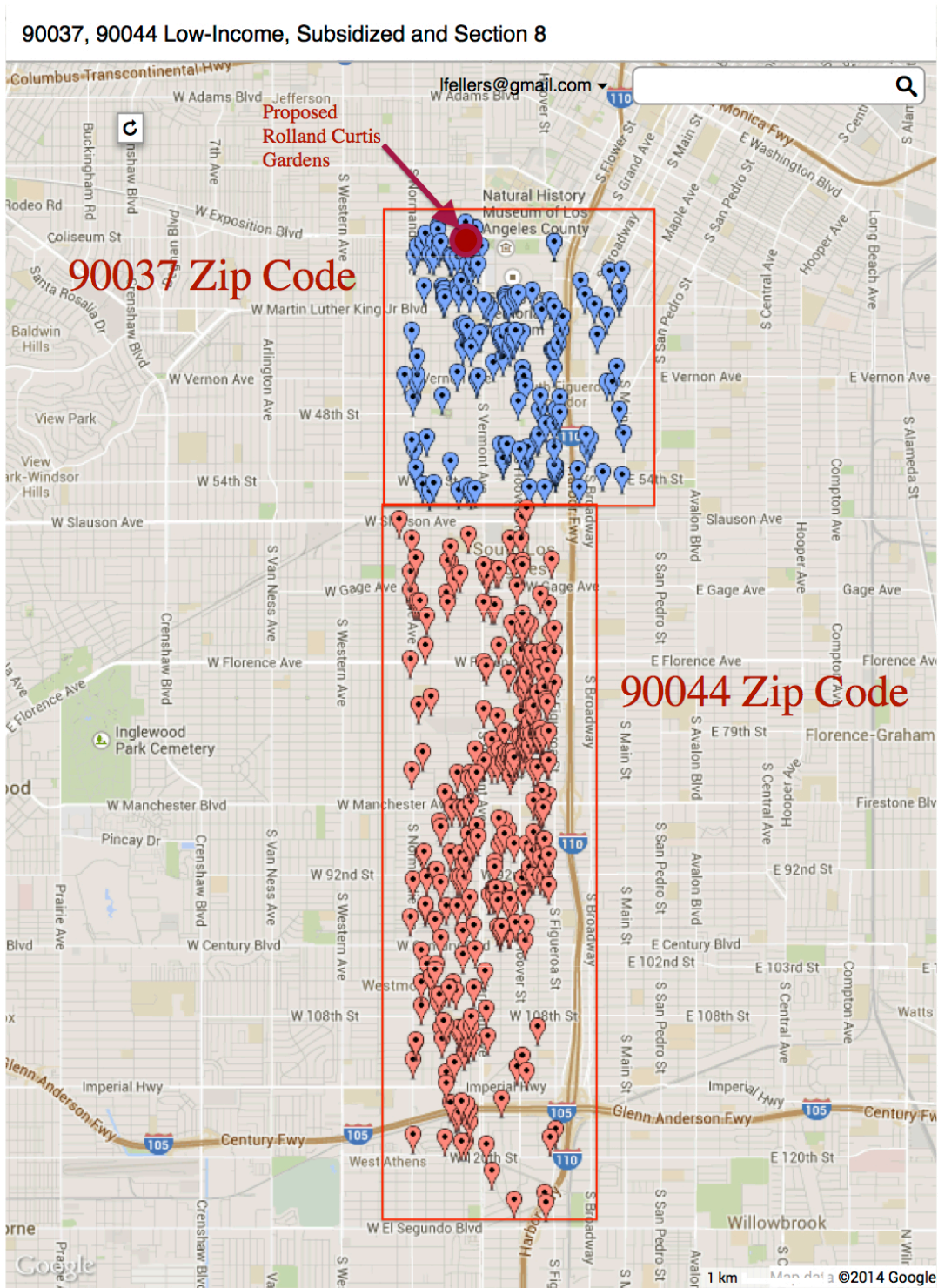
The rental market in South Los Angeles is also more affordable than the majority of other communities in Los Angeles such as the Westside, raising more questions regarding why the City chooses to concentrate affordable housing projects in an area that is already more affordable than anywhere else in the City. According to the USC Casden Multifamily Forecast for 2014, South Los Angeles had the fourth lowest average monthly rent in all of Los Angeles County at \$1,234, and the highest increase in vacancy rates. The USC forecast also found that the average rents for South Los Angeles had decreased by 10%, the largest decrease of all submarkets analyzed in the report.²²

This data shown in the following table and map shows clearly that the City, through its policies and actions, discriminates against low-income minority neighborhoods by approving a disproportionately higher number of affordable housing projects in South LA where rents are already lower than most of the City, while rarely approving any of these project in upper-income white neighborhoods in West LA, where the rents are the highest.

COMPARISON OF SELECTED ZIP CODES FROM WEST LA AND SOUTH LA									
Zip Code	Neighborhood	Low-Income Subsidized Properties	Section 8 Properties	Total Population	White	African-American	Hispanic	Median Income	% Below Poverty
WEST LOS ANGELES									
90077	Bel-Air	0	0	10,465	87.9%	0.4%	3.6%	\$182,270	5.64%
90272	Pacific Palisades	0	0	22,893	86.6%	1.1%	4.7%	\$148,984	4.50%
90049	Brentwood	0	0	33,520	80.6%	0.8%	6.4%	\$113,792	5.93%
90064	Cheviot Hills	2	0	25,894	61.6%	1.8%	13.9%	\$81,240	11.27%
SOUTH LOS ANGELES									
90037	South LA - Rolland Curtis Gardens	38	128	62,276	1.2%	20.4%	76.7%	\$27,072	40%
90044	South LA	29	261	85,940	1.3%	37.7%	58.9%	\$29,481	32.4%
Source: This data was obtained from the U.S. Department of Housing and Urban Development (HUD) database on Low-Income Housing Tax Credit (LIHTC) properties and Section 8 rentals, the affordable housing rosters from the Los Angeles Housing Department (LAHD) for 2011, and Los Angeles Housing and Community Investment Department (LAHCID) for 2014, and a 2011 roster from the now-defunct Community Redevelopment Agency (CRA/LA). Additional data for Section 8 properties was obtained from the Los Angeles County Housing Resource Center (LAHRC) and a private classified rental listing service for Section 8 landlords, gosection8.com. Population data was obtained from the U.S. Census Bureau's American Community Survey 2008-2012 for each zip code.									

²² USC Casden Multifamily Forecast 2014, USC Lusk Center for Real Estate

Justifications/Reasons for Appealing
CPC Approval of Rolland Curtis Gardens Expansion
CPC-2013-3340-GPA-ZC-DB-SPR



B. Other jurisdictions facing HUD enforcement actions and civil rights litigation

Due to an increased interest in AFFH enforcement by HUD, civil rights litigation in this area is also increasing. There are currently about a dozen lawsuits across the country as a result of practices similar to the City of Los Angeles. In Dallas, Texas, the city is currently at risk of losing millions of dollars in HUD funds due to the city's practice of locating the majority of its affordable housing in low-income minority areas. According to a January 6, 2014, editorial in *The Dallas Morning News*, "City Hall must cease and desist from discriminatory practices and find ways to eliminate, rather than reinforce, pockets of poverty dominated by racial minorities." HUD determined that "Dallas clumps its affordable housing programs in areas already flush with such projects and overrepresented by minority populations living at or below the poverty line." Although HUD requires local governments to offer a variety of housing choices, Dallas' practices effectively eliminated fair housing options for poor minority families. The newspaper wrote, "[I]t's hardly a choice when specific groups keep being pushed into the same isolated, downtrodden neighborhoods," and the "net effect is a vicious cycle."²³

In 2007, Westchester County, New York, was sued by the Anti-Discrimination Center and HUD began an enforcement action after it was determined that the county built affordable housing projects in predominately low-income minority areas. According to the settlement terms in 2009, Westchester County was required to develop 750 affordable housing units, within 7 years, in "the whitest neighborhoods." 660 units had to be built in areas with an African-American population of less than 3% and Latino population of less than 7%. In addition, the county was required to return \$30 million to HUD, with \$21 million to build the new "integrative units," as well as supply an additional \$30 million from its own funds. The county also had to pay \$2.5 million in attorneys' fees and costs.²⁴

- 5. The City's approval of the proposed Rolland Curtis project further violates the Fair Housing Act's AFFH obligation by failing to provide truly open and fair housing choices to low-income minority individuals and families who seek affordable housing. Decades of discriminatory decisions by the City regarding the siting and construction of affordable housing projects has resulted in poor minority families being steered to communities like ours that are racially segregated with segregated schools and high concentrations of poverty with poor access to good schools and safe streets.**

The City's approval of a disproportionately high number of low-income housing projects in low-income minority areas like South Los Angeles has the discriminatory effect of denying truly open and fair housing choices to low-income minority families. The City's discriminatory actions have resulted in low-income minority families being steered towards living in highly segregated neighborhoods with high concentrations of poverty. As a result, low-income

²³ "Editorial: City Housing Discrimination Must Stop," *The Dallas Morning News*, January 6, 2014

²⁴ Michael Allen, "Affirmatively Furthering Fair Housing in Delaware," presentation to the Delaware Housing Coalition, April 4, 2013, in Georgetown, Delaware

families have little access to the kinds of resources, opportunities, amenities and public services that are available in wealthier, non-minority neighborhoods such as safer streets and good public schools.

Poor minority families, like those who would live in the proposed Rolland Curtis, are forced to live in an unsafe area with poor educational opportunities for their children, the key to escaping poverty and a better life. As important as it is to increase the affordable housing stock, the City must begin to examine the quality of the neighborhoods and the schools where these projects will be built.

A. Crime

It is not a secret that South Los Angeles is known for not being a safe place to live due to the area's high concentration of poverty, failing schools, and lack of access to jobs and opportunities. What is perplexing is why the City approves so many low-income housing projects in such troubled, high crime areas, when they could approve these projects in low-crime, high opportunity neighborhoods in West LA, or other parts of Los Angeles. The City's policies and actions force predominately poor minorities families who cannot afford to live elsewhere into poor minority areas like ours that are already struggling crime.

Utilizing COMPSTAT data from the LAPD Divisions covering four of the wealthiest zip codes in West LA, and two South LA zip codes, including the location of the Rolland Curtis expansion, we compared the difference in crime rates. The crime statistics for 2014 showed a significantly higher number of homicides and violent crimes in South LA in the same areas where the City has approved a disproportionately higher number of low-income housing projects.

The LAPD West Los Angeles Division provides police services for the zip codes covering Bel-Air, Pacific Palisades, Brentwood and Cheviot Hills. Again, our research showed a total of two affordable housing projects and no Section 8 properties in these four zip codes. In 2014, there were three homicides and a total of 155 violent crimes so far in 2014. There were 8 reports of shots fired and three shooting victims.²⁵

The two South LA zip codes are served by multiple LAPD Divisions, specifically Southwest, 77th Street and Southeast. The 90037 zip code where the Rolland Curtis project is located is covered by Southwest and 77th Street. The 90044 zip code located directly south of 90037 is served by 77th Street and Southeast. The southern end of the 90044 zip code boundary, known as Westmont, is served by the LA County Sheriff's South LA Station. Again, our research found 67 low-income, subsidized properties, and 389 Section 8 rentals for these two zip codes. For these two zip codes, in 2014, there were 61 homicides and 4,714 violent crimes so far in 2014.²⁶ For the areas not including Westmont, there were 705 reports of shots fired, and 356 shooting victims.²⁷

²⁵ LAPD COMPSTAT West LA Area Profile, 9/14/14-10/11/14

²⁶ LAPD COMPSTAT Area Profiles for Southwest, 77th Street, Southeast, 9/14/14-10/11/14; *LA Times* Homicide and Neighborhood Profile for Westmont

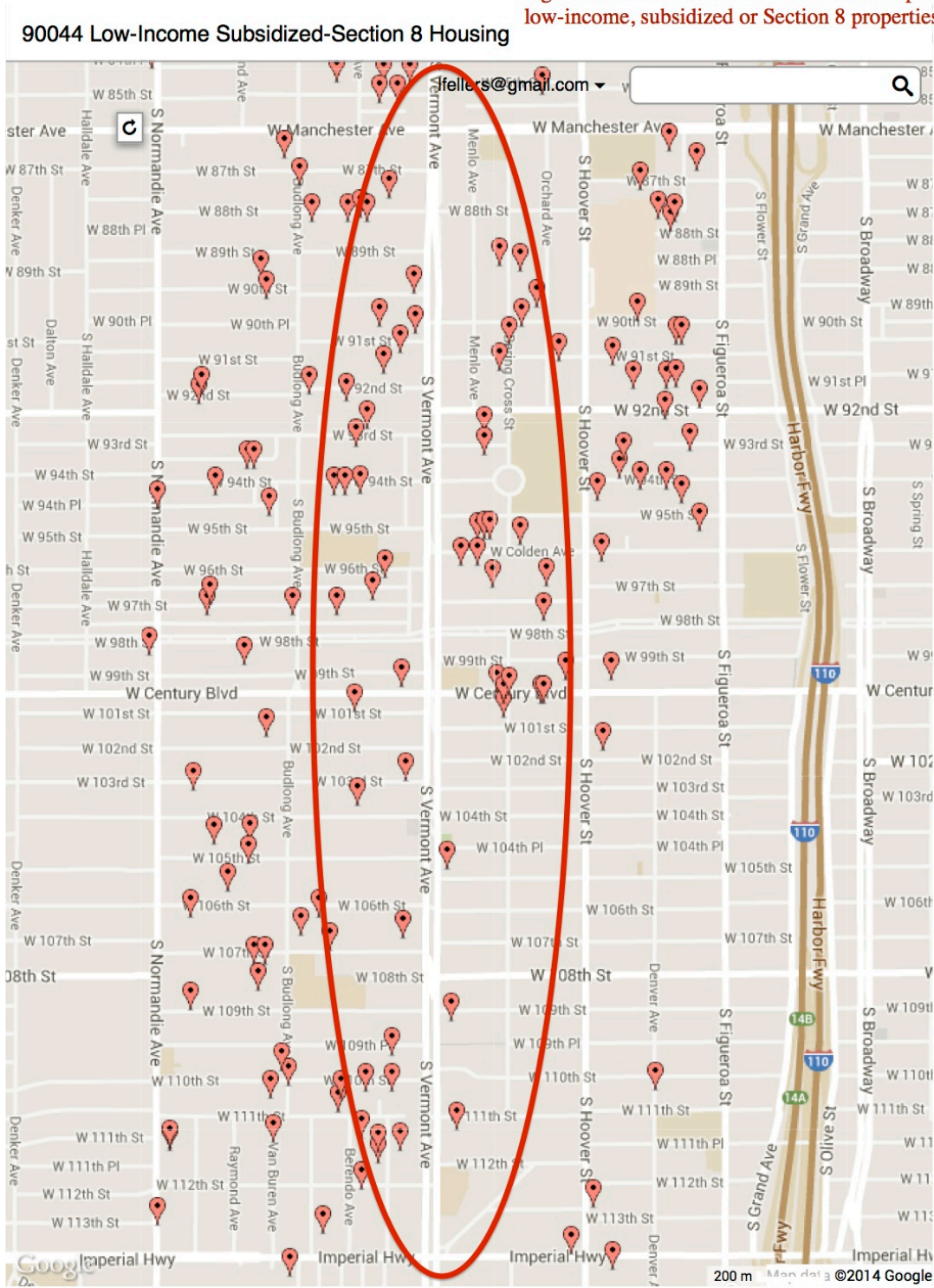
²⁷ LAPD COMPSTAT Area Profiles for Southwest, 77th Street, Southeast, 9/14/14-10/11/14

COMPARISON OF CRIME RATES FOR SELECTED ZIP CODES IN WEST LA AND SOUTH LA								
AREA	WEST LOS ANGELES				SOUTH LOS ANGELES			
Zip Code	90077	90272	90049	90064	90037	90037	90044	
Neighborhood	Bel-Air	Pacific Palisades	Brentwood	Cheviot Hills	Rolland Curtis Gardens	South LA	South LA	
Low-Income-Subsidized Properties	0	0	0	2	9	38	29	
Section 8 Properties	0	0	0	0	23	128	261	
LAPD DIVISION	West Los Angeles Division				Southwest Division	77th Street Division	Southeast Division	LA County Sheriffs South LA*
Homicides Year to Date 10/11/2014	3				17	39	29	10*
All Violent Crimes YTD 10/11/2014	248				1228	1843	1363	280*
Shots Fired YTD 10/11/2014	11				174	276	255	Not Available
Shooting Victims YTD 10/11/14	3				69	156	131	Not Available
Source: This data was obtained from the U.S. Department of Housing and Urban Development (HUD) database on Low-Income Housing Tax Credit (LIHTC) properties and Section 8 rentals, the affordable housing rosters from the Los Angeles Housing Department (LAHD) for 2011, and Los Angeles Housing and Community Investment Department (LAHCID) for 2014, and a 2011 roster from the now-defunct Community Redevelopment Agency (CRA/LA). Additional data for Section 8 properties was obtained from the Los Angeles County Housing Resource Center (LAHRC) and a private classified rental listing service for Section 8 landlords, gosection8.com. Crime data was obtained from the most recent COMPSTAT reports for LAPD Division. *LA County Sheriff's data was not available. Data was obtained from the <i>LA Times</i> Homicide and Neighborhoods database.								

The area of Westmont along the border of South LA is notable due to its small size of 1.8 square miles and extraordinarily high homicide rate, the highest in the County. The *LA Times* Homicide Report showed that since 2007, 100 people have been killed in Westmont, 61 of the murders occurred along or near a two-mile section of South Vermont Avenue between Manchester Avenue and Imperial Highway. The newspaper dubbed this corridor as “Death Alley.”²⁸ In this deadly area, the following map shows there is a high concentration of low-income, subsidized and Section 8 properties in Westmont and along “Death Alley.”

²⁸ Nicole Santa Cruz and Ken Schwencke, “South Vermont Avenue: LA County’s ‘Death Alley,’” *LA Times*, January 19, 2014

The LA Times labeled the Vermont Avenue corridor in Westmont as "Death Alley," due to the high number of homicides. The markers represent low-income, subsidized or Section 8 properties



B. Segregated, Underperforming Schools

In addition to high crime, South Los Angeles has some of the most segregated and underperforming schools in the City. Segregated communities result in segregated schools. The City's practice of approving affordable housing projects primarily in poor, highly segregated areas has contributed to the segregated state of the City's schools. The families who live in these projects are forced to send their children to failing schools that will do little to help prepare their children graduate from high school, get into college, and find a good job - essential to escaping poverty.

A 2009 report by the UCLA Civil Rights Project examined the locations of affordable housing projects subsidized by the Low-Income Housing Tax Credit (LIHTC) program, and the quality of the schools for the families residing in an LIHTC property. The study found, "The greatest concentration of Los Angeles County LIHTC units targeted to families were located in the predominately poor and segregated neighborhoods of downtown and South Central Los Angeles," and these locations have "detrimental effects on residing children's educational opportunities" because their home schools were highly segregated with an overwhelming majority of students who are poor.²⁹ The author, Deirdre Pfeiffer wrote, "A primary outcome of LIHTC family units' concentration in poor, minority neighborhoods is that they feed into segregated and underperforming schools--conditions that exacerbate cycles of poverty and disadvantage."³⁰

In the forward to report, UCLA professor and The Civil Rights Project co-director, Gary Orfield, wrote, "[O]ne would hope that families [living in LIHTC units] gain access to good safe neighborhoods with good schools, which give their children a better chance in life. Housing is about much more than building materials and square feet of living space; it is about a family's opportunity. Anyone who has ever looked for housing for his or her family knows that." Unfortunately, the LIHTC program "reinforce[s] residential and educational segregation of minority families. Since these families are desperate for housing and will live wherever it is built." Orfield continued, "These schools directly undermine the chances for the children growing up in those housing units to escape the kind of conditions of poor education and poverty that put their families in subsidized housing."³¹

²⁹ Deirdre Pfeiffer, "The Opportunity Illusion: Subsidized Housing and Failing Schools in California," UCLA Civil Rights Project, December 2009

³⁰ Deirdre Pfeiffer, "The Opportunity Illusion: Subsidized Housing and Failing Schools in California," UCLA Civil Rights Project, December 2009

³¹ Gary Orfield, "Foreward: The Opportunity Illusion: Subsidized Housing and Failing Schools in California," UCLA Civil Rights Project, December 2009

The three home schools for Rolland Curtis, Weemes Elementary School K-5, Foshay Learning Center 6-8, and Manual Arts Senior High School, 9-12, are highly segregated, poor, and underperforming. The student population for each of these schools is 99% minority with 77% to 87% disadvantaged. The API rankings are the lowest possible on a scale of 1 to 10 with 10 being the highest. Weemes and Foshay 6-8 have a 2 API rank and Manual Arts has a 1 API Rank.³²

ROLLAND CURTIS GARDENS SCHOOLS OF RESIDENCE			
Demographics/Test Scores	Weemes Elementary K-5	Foshay Learning Center 6-8	Manual Arts Senior High School 9-12
Student Population	846	1,128	1,867
Hispanic	71%	83%	81%
African-American	28%	16%	18%
White	0%	0%	0%
Disadvantaged	77%	87%	84%
API Statewide Rank, 1 to 10 (highest)	2	2	1
CST English, Percentage of Student at Proficient/Advanced - ALL STUDENTS	43.40%	32.70%	26.70%
CST Math, Percentage of Student at Proficient/Advanced - ALL STUDENTS	53.00%	25.70%	5.40%

By contrast, the public schools in the four wealthier zip codes in West LA that had only two low-income, subsidized housing projects and no Section 8 properties, were less segregated, had fewer disadvantaged students, and better test scores. We looked at four elementary schools that were in the 90049, 90064, 90077, and 90272 zip codes and compared them to Weemes Elementary, the home school for Rolland Curtis. The minority population for the West LA schools ranged from 15% to 36% and the number of disadvantaged students ranged from 4% to 8%. Each of the elementary schools' API ranking was a 10, the highest possible. The majority of all students, including those classified as disadvantaged, tested at proficient/advanced for the CSTs in English, 87% to 91%, and 90% to 94% in Math. At Weemes, only 43% of students were proficient/advanced in English and 53% in Math.³³

In fact, the percentage of disadvantaged students in the West LA schools scoring at proficient/advanced in the CSTs in English and Math was higher than the disadvantaged students at Weemes. At the four West LA zip codes, 61% to 85% were proficient/advanced in English and 65% to 77% in Math. At Weemes, 44% of disadvantaged students were proficient/advanced in English and 54% in Math.³⁴

³² LAUSD Data Summary Sheets 2012-2013 for Weemes Elementary, Foshay Learning Center, Manual Arts Senior High School

³³ LAUSD Data Summary Sheets 2012-2013 for Weemes Elementary, Kenter Canyon Elementary, Overland Elementary, Roscomare Elementary, and Palisades Charter Elementary

³⁴ LAUSD Data Summary Sheets 2012-2013 for Weemes Elementary, Kenter Canyon Elementary, Overland Elementary, Roscomare Elementary, and Palisades Charter Elementary

Given the importance of education as a means of overcoming poverty, why doesn't the City place affordable housing projects in areas where the public schools are good and the opportunities for the children of poor families are greater than in neighborhoods like ours?

Comparison of Schools	Weemes Elementary Rolland Curtis Gardens	Kenter Canyon Elementary 90049	Overland Elementary 90064	Roscomare Elementary 90077	Palisades Charter Elementary 90272
Area	South Los Angeles	West Los Angeles			
Student Population	846	558	495	478	519
Hispanic	71%	6%	7%	1%	9%
African-American	28%	3%	5%	4%	2%
White	0%	79%	64%	85%	79%
Asian	0%	10%	21%	8%	9%
Filipino	0%	1%	2%	0%	1%
American Indian	0%	1%	1%	0%	1%
Pacific Islander	0%	0%	0%	1%	0%
Disadvantaged	77%	4%	8%	4%	6%
API Statewide Rank, 1 to 10 (highest)	2	10	10	10	10
API Base (Target 800/Max 1000)	741	946	958	963	946
API Growth (Target 800/Max 1000)	750	959	946	964	952
CST English, Percentage of Student at Proficient/Advanced - ALL STUDENTS	43.40%	88.70%	86.60%	91.20%	88.50%
CST English, Percentage of Student at Proficient/Advanced - DISADVANTAGED	43.90%	61.10%	65.40%	84.60%	65.50%
CST Math, Percentage of Student at Proficient/Advanced - ALL STUDENTS	53.00%	93.40%	89.90%	93.90%	89.50%
CST Math, Percentage of Student at Proficient/Advanced - DISADVANTAGED	53.90%	72.20%	65.40%	76.90%	69.00%

6. **The City completely ignored and failed to consider the fact that the approval of the Project is not consistent with the vision and goals of the City as articulated through various City planning documents that advocate for “Mixed-Income” developments to “reduce residential segregation and concentrations of poverty,” or with federal HUD policies promoting integration and deconcentration of poverty in communities.**

According to our review of several City planning documents cited by the Developer in their proposal, we believe that the proposed Rolland Curtis expansion is in fact contrary to and incompatible with the vision and goals of the City. The City planning documents clearly made repeated calls for the development of “Mixed-Income” communities in order to prevent the continued segregation and concentration of poverty in communities like ours.

The Rolland Curtis expansion would triple its size and is exclusively reserved for low-income tenants. Given the already high concentration of low-income, subsidized and Section 8 properties in the immediate area, we believe that one of the alternatives, advocated by the City, a “Mixed-Income” Transit-Oriented Development that preserves the existing affordable housing while adding units for a range of incomes, including market-rate apartments would help integrate our neighborhood and lessen the concentration of poverty.

**A. Draft South Los Angeles Community Plan, December 2012,
Los Angeles Department of City Planning**

There are multiple references to the importance of “Mixed-Income” housing in the Draft South Los Angeles Community Plan in Chapter 3, Land-Use and Urban Design. The Draft Plan describes the goals of creating “healthy” and “sustainable” communities, and defines these communities as including “mixed-income housing.” The Draft Plan, citing 2003 planning guidelines issued by the Governor’s Office of Planning and Research, states, “What does sustainable development look like on the ground? In a community that is developing sustainably, the neighborhood is the basic building block of urban design and is characterized by walkability, mixed-use development, and *mixed-income* housing.”³⁵

In fact the Draft Plan specifically references the development of “mixed-income housing” along the Expo Line and in Transit-Oriented Developments:

“Goal LU5-3 and Goal LU6-10: Locate Density Appropriately. Locate higher residential densities, senior citizen housing and *mixed income* housing, when feasible, near commercial centers, transit stops (i.e. near Expo Line and Green line station areas) and public service facilities.”

³⁵ Draft South Los Angeles Community Plan, Los Angeles Department of City Planning, December 2012, pages 3-9, 3-10, 3-20, 3-21, 3-33

“Goal LU6-9: Mixed-Income Communities. Encourage additional *mixed-income* neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty.”

“Transit-Oriented Districts (TODs), LU18-3: Mixed-Income Housing. Promote and incentivize *mixed-income* housing in Transit-Oriented Developments.”

**B. City of Los Angeles Draft Housing Element 2013-2021
May 30, 2013**

The City’s Draft Housing Element 2013-2021 also makes multiple references to the importance of creating “mixed-income” communities in Chapter 6, Housing Goals, Objectives, Policies and Programs. The introduction to the Chapter 6 states, “The corresponding policies formulate the City’s housing approach of creating sustainable mixed-use, *mixed-income* neighborhoods strategically located across the City.”³⁶

The Housing Element identifies the following goals and objectives regarding mixed-income development:

“Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Objective 2.2 Promote sustainable neighborhoods that have *mixed-income* housing, jobs, amenities, services and transit.

Policies: 2.2.4 Educate the public to understand and support the benefits of mixed-use and *mixed-income* communities to accommodate projected growth.”

“8. Land Use Program to Increase the Production of Affordable Housing

Objective: Increase the supply of affordable and *mixed-income* housing.

Objective 2.2 Promote sustainable neighborhoods that have *mixed-income* housing, jobs, amenities, services and transit.”

“74. Education about Growth, Housing Need, Mixed-Use and *Mixed Income* Neighborhoods. Provide training to neighborhood councils and other community groups regarding the planning process and accommodating and responding to growth, including the siting of housing affordable housing and special needs housing, mixed use and *mixed-income* development.”

³⁶ City of Los Angeles Draft Housing Element 2013-2021, May 30, 2013, pages 6-2, 6-8, 6-19, 6-48, 6-51

C. Housing Authority City of Los Angeles (HACLA), 2014 Agency Plan

In HACLA's 2014 Agency Plan to HUD, the agency lists several priorities related to the creation of mixed-income communities in order to deconcentrate poverty in public housing programs and Section 8 vouchers.³⁷

Section 5.2 Goals and Objectives:

"[L]everage available private or other public funds to develop *mixed-income* communities" in public housing projects.

For Section 8, "[e]xplore all available avenues to de-concentrate low income families with the goal of expanding *mixed-income* communities."

Section 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers: Describes the goal of rebuilding large public housing projects that were highly segregated with high concentrations of poverty and "transform[ing] neighborhoods of poverty into viable *mixed-income* neighborhoods with access to well-functioning services."

In Attachment 5 of the Agency Plan, HACLA responded to comments about "Mixed-Income and Deconcentration of Poverty," by reaffirming the importance of created mixed-income communities. The Agency stated, "The goal of deconcentrating poverty in public housing was established by Congress with the Housing Reform Act of 1998 Deconcentration of poverty is a worthwhile goal because studies have showed that communities with high poverty levels receive less services and job opportunities. Schools tend to underperform in such areas, for those and many other reasons HUD and Congress have implemented programs and pursued policies to deconcentrate poverty."

D. Current housing and planning trends favor Mixed-Income Transit Oriented-Development

The proposed Rolland Curtis expansion to increase the number of affordable housing units from 48 to 140 units of mostly two and three bedroom apartments with 138 reserved exclusively for low-income families is reminiscent of the large-scale public housing projects of the past, especially since Rolland Curtis is located in a crowded area that is poor and highly segregated with an existing concentration of low-income, subsidized and Section 8 properties. The City's approval of the Rolland Curtis project will recreate the same troubling conditions that led to the failures of those public housing projects. In light of the City's massive and expensive efforts to redevelop the remaining public housing projects in the Los Angeles area, such as Jordan Downs, into mixed-income communities, why is the City recreating new versions of Jordan Downs throughout South LA neighborhoods like ours?

³⁷ Housing Authority of the City of Los Angeles Year 2014 Agency Plan, September 26, 2013, pages 8-9, 21, 111

Since the 1990s, HUD's policies have promoted mixed-income developments that mix housing units with various income levels, including market-rent units and subsidized units, rentals and homeownership units. HUD views mixed-income development as "a tool to reduce concentrations of public housing in high-poverty neighborhoods and combat the effects of poverty on families HUD aims to use the mixed-income strategy to improve the economic viability of multifamily housing developments . . . and strengthen neighborhoods."³⁸

According to the Center for Transit-Oriented Development (CTOD), there is a "growing consensus" for combining mixed-income development with transit-oriented development (MITOD). Their guide for MITOD planning states, "The socio-economic diversity that mixed-income housing provides for also enhances community stability and sustainability, and ensures that low-income households are not isolated in concentrations of poverty." CTOD noted that over the last 10 years, HUD has spent \$4.5 billion to demolish public housing projects and redevelop them into to mixed-income properties. There are numerous case studies of successful MITODs across the country.³⁹

In the City, there are already several successful examples of MITOD at Pueblo Del Sol in Boyle Heights, Wilshire Vermont Metro and Hollywood & Vine.⁴⁰

If a MITOD can be successfully built in other neighborhoods in the City, then why can't one be built in South Los Angeles? The existing affordable housing stock can be preserved and supplemented with an equal mix of income-restricted apartments and market rate. A mixed-income strategy would promote integration and reduce the concentration of poverty in our neighborhood.

7. The City did not adequately study and consider the fact that allowing the increased height, density, zoning changes, and parking concessions for this Project will substantially increase traffic on residential side streets and will significantly reduce the already limited street parking for the existing residents.

The parking and traffic studies commissioned by the Developer failed to adequately address the true levels of traffic and parking demand in our neighborhood, and how it would be affected by the Project. With the current numbers of residents, there are many complaints about not having enough street parking for the residents who live here, or being forced to park several blocks away in areas residents do not feel safe walking to and from their homes due to the criminal activity in the neighborhood.

The City estimates a minimum of 447 new residents will live at the proposed Rolland Curtis project, and 57 will be children, who presumably do not drive. The Developer proposes to

³⁸ U.S. Department of Housing and Urban Development, Office of Policy Development and Research Publication, *Evidence Matters*, "Confronting Concentrated Poverty," Spring 2013

³⁹ The Center for Transit-Oriented Development, "Mixed-Income Housing Near Transit," September 2009

⁴⁰ Helmi A. Hisserich, Los Angeles Housing Department, "Transit-Oriented Development in Los Angeles," presentation at the Ballard Spahr | CSG Western Housing Conference, March 25, 2011, Los Angeles, CA

provide 114 parking spaces for at least 390 adults. According to St. John's Well Child and Family Center, they intend to open a 6,500 square foot medical clinic in the new Rolland Curtis offering an array of medical and dental services. St. John's estimates they will serve a minimum of 4,467 medical patients and 3,514 dental patients in the first year.⁴¹ The Developer proposes only 16 parking spaces for the employees and clients of St. John's and the other businesses in the remaining 1,500 square feet of space.

The Developer's studies essentially predicted that there would be a lower demand for parking because low-income people do not have cars. We believe it is completely unrealistic to assume that the new Rolland Curtis residents and their visitors, or the clients at the Rolland Curtis businesses will not have cars, or use cars to get to Rolland Curtis because they are low-income. Rolland Curtis residents or their visitors are using the majority of street parking along 38th Street in front of Rolland Curtis. We often see individuals parking on the street and entering Rolland Curtis. What will happen when there is three times the number of residents? Where will all of the employees and clients St. John's park their vehicles?

The Developer's studies also failed to assess the demand for street parking during the peak times during the day. Neighborhood residents regularly compete with hundreds of daily visitors to USC, Exposition Park, the Coliseum, the Sports Arena, Natural History Museum, California Science Center, California African-American Museum, LA County Department of Public Social Services, and the LA Child Guidance Clinic who circle our neighborhood looking for a free parking space. There are also numerous special events on the weekends and at night, especially USC games, that creates a substantial amount of traffic in our neighborhood and virtually eliminates all street parking for residents. In fact, many residents count on the lack of street parking on USC game days in order to make some extra money selling a parking space.

The City's approval of the Rolland Curtis project will result in a significant increase in traffic and reduce street parking for the current residents.

8. The City and the Developer failed to consider reasonable alternatives proposed by Residents that would be more appropriate to the neighborhood.

The City approved the project without fully investigating these reasonable alternatives as suggested by the community.

A. Save Rolland Curtis for the existing Rolland Curtis residents.

Beginning in 2011, TRUST saved Rolland Curtis residents from being illegally evicted by billionaire absentee landlord, Jeffrey Greene. By 2012, TRUST and Adobe purchased the apartment complex, preserved it as affordable housing, and prevented the displacement of the Rolland Curtis families.

⁴¹ Jim Mangia, President and CEO, St. John's Well Child and Family Center, Letter to City Planning Commission, May 30, 2014

We do not understand why the Developers are now planning to displace these same families anyway. The current Rolland Curtis residents will be displaced for at least two years or longer. The tenants have been offered relocation assistance and the “right of first return,” but only if they qualify - by passing a credit check and meeting the income requirements.⁴² It is not clear whether the current Rolland Curtis would be able to return under those conditions, or if they realistically would return after establishing a new home during that time and finding schools for their children elsewhere. A few Rolland Curtis residents have privately complained that they will not qualify to return, and they do not know why the Developers insist on constructing a new building instead of spending the money to improve the existing complex.

B. Re-envision the project into a “Mixed-Income” Transit-Oriented Development

Our predominately low-income minority neighborhood already has a high concentration of existing low-income and Section 8 properties. We believe that changing the project into a “Mixed Income” property would make our neighborhood healthier and far more sustainable than an exclusively low-income project.

Numerous studies have documented the many benefits to residents who live in a “mixed-income” community.⁴³ Public policies at the federal, state and local level are all trending towards promoting “mixed income” projects after the failure of large-scale public housing projects of the past that resulted in segregation and the concentration of poverty.⁴⁴

Currently, the City of Los Angeles through various City Planning documents repeatedly advocates for promoting and incentivizing the creation of more mixed-income projects, specifically in Transit-Oriented Developments (TOD) such as the proposed project.⁴⁵ In fact, Mixed-Income TODs are being increasingly built across the country, including successful projects in the City such as Wilshire Vermont Metro and Hollywood & Vine.⁴⁶

C. Reduce the number of units to be added

Due to the already large concentration of existing low-income housing and Section 8 properties in our community, an affordable housing project that is smaller in size and scale would bring in a more manageable number of new residents than the current proposal.

⁴² Rolland Curtis Gardens Discretionary Request Application, Craig Lawson & Co., LLC, October 2013, p. 21

⁴³ U.S. Department of Housing and Urban Development, Office of Policy Development and Research Publication, *Evidence Matters*, “Confronting Concentrated Poverty,” Spring 2013

⁴⁴ The Center for Transit-Oriented Development, “Mixed-Income Housing Near Transit,” September 2009

⁴⁵ Draft South Los Angeles Community Plan, December 2012, Los Angeles City Planning Department, pages, 3-9, 3-10, 3-20, 3-21, 3-33

⁴⁶ Helmi A. Hisserich, Los Angeles Housing Department, “Transit-Oriented Development in Los Angeles,” presentation at the Ballard Spahr | CSG Western Housing Conference, March 25, 2011, Los Angeles, CA

III. CONCLUSION

Affordable housing is urgently needed in the City, but the neighborhoods where these projects are located are just as important as increasing the numbers of affordable housing stock on a spreadsheet. For far too long, the City's practice of approving a disproportionate share of affordable housing projects in highly segregated minority communities with large concentrations of poverty, and underperforming, segregated schools, has contributed to the current state of segregation that exists in the City, and all of the negative consequences that come with it. This practice is a violation of the Fair Housing Act's AFFH mandate.

The City's approval of the proposed Rolland Curtis project in its current form would only serve to further segregate and destabilize our struggling community. It would also fail the poor families who would come to live here. While the short-term goal of housing low-income families would be accomplished, the long-term goal of providing true opportunities such as safe streets and good schools to these families and their children would not be met. We know this, because we grapple with these issues everyday.

We ask the City to reject this proposal and urge the Developers to work with us on a compromise that would save the existing Rolland Curtis affordable housing units in some form, either in the existing complex, in a Mixed-Income Transit-Oriented Development, or a smaller expansion. We believe that a different approach is needed in order to make our community a safer, healthier, more sustainable neighborhood.

We thank you for your time. We hope you will give our appeal serious consideration. If our appeal is unsuccessful, we will file a federal civil rights complaint against the City.



THE CIVIL RIGHTS PROJECT/PROYECTO DERECHOS CIVILES
GRADUATE SCHOOL OF EDUCATION & INFORMATION STUDIES
8370 MATHEMATICAL SCIENCES BUILDING, BOX 951521
LOS ANGELES, CALIFORNIA 90095-1521

August 2, 2014

Christina Toy Lee, Hearing Officer
Department of City Planning
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

Phone: [\(213\)473-9723](tel:2134739723)
Email: Christina.toy-lee@lacity.org

Dear Ms. Christina Toy Lee,

This letter regards the proposed expansion to Rolland Curtis Gardens, located at 1077 W. 38th Street, Los Angeles, CA 90037, case number CPC-2013-3340. We think that affordable housing is urgently needed in Los Angeles and commend efforts to develop more units. We also know, however, that it is very costly, particularly when the various tax subsidies to developers are included, and very scarce. Therefore, we think that it is critically important to use these precious resources to help address the problems that put families in a situation where they cannot afford market housing—poor income, directly related to inadequate education and networks connected to the kinds of employment that provides an adequate family income. If this cycle is to be broken we believe that it is urgent that these poor children have access to a school that provides the critical opportunities.

Since schools intensely segregated by race and class tend to be very weak on both of these dimensions family housing should be located in communities with strong schools in communities that are not doubly segregated. Our 2014 report *Segregating California's Future. Inequality and Its Alternative. 60 Years after Brown v. Board of Education*, shows that California has the most segregated schools in the U.S. for Latino students and black students are strongly concentrated in very low ranked schools with Latino majorities. Both groups attend schools with highly concentrated poverty. The report shows that black and Latino students attend high schools with low graduation rates and state ratings that make it very hard for them to be prepared for college, which is the key to escaping poverty in California's economy. In this situation we believe that placing more segregated subsidized housing in such school areas perpetuates poverty and racial inequality and violates Title VIII of the 1968 fair housing law as well as Title VI

and the 1964 Civil Rights Act. It is the use of public funds to intensify residential and school segregation. In a number of federal court rulings on unconstitutional school segregation, location of subsidized housing was held to be one of the violations triggering a remedy.

A strength of this project is that it will increase housing for low-income renters in Los Angeles at a time of increasing rents and diminishing supply. That would be true in any location within the city. Affordable two and three bedroom apartments targeted to families with children, which are included in the project, are especially needed. This project's location near a subway station and many bus routes can help provide its tenants with needed access to jobs, commercial services, and other amenities throughout the city. A precondition for most jobs with any future, however, is educational success.

Under this proposed project the low-income families who will live there will most within the zones of some of the poorest, most underperforming schools in the city—Weemes Elementary, Foshay Learning Center 6-8, and Manual Arts Senior High. The vast majority of the students that attend these schools are economically disadvantaged (from 77% to 87%). They do a poor job of preparing students to advance to the next grade level. At Weemes, about half of the students or fewer in 2012-2013 scored at grade level on the California Standards tests. At Foshay and Manual Arts, about one-third of the students or fewer scored at grade level. On the state Academic Performance Index scale of 1 to 10, where 10 is the best and 1 is the worst, the schools rank 1 and 2. In a state where only the top third of high school graduates are eligible for four-year public colleges and where very few graduates of high poverty segregated high schools transfer from community colleges, location can be life-determining.

Attending an underperforming school makes it difficult for a low-income child to be economically successful later in life. Poor, segregated schools like Weemes, Foshay, and Manual Arts tend to have fewer qualified teachers and advanced courses and higher dropout rates than other schools. Students who come out of these schools will not be prepared for college or middle class jobs. In turn, adding more low-income children to a school that is already having trouble educating its students may further disadvantage it.

What also is worrisome about this project is that it will continue to concentrate low-income housing in poor communities in the city. In our 2009 report *The Opportunity Illusion: Subsidized Housing and Failing Schools in California*, we found that LIHTC projects targeted to large families that were built in the region in the first half of the 2000s were overwhelmingly located in high poverty communities with segregated, poor, and troubled schools. The proposed expansion to Rolland Curtis Gardens will continue this trend. In American society paths to college and information networks about education and jobs are strongly concentrated in middle class communities.

We commend the City of Los Angeles and non-profit developers like T.R.U.S.T South LA and Adobe Communities for their commitment to increasing housing options for poor people in the city. They are helping to keep Los Angeles as a place where a diversity of people can live. But continuing to build low-income housing in

disadvantaged neighborhoods may serve to trap low-income families in a vicious cycle of poverty and further destabilize poor communities. This concern is reflected in the 2013-2021 Los Angeles Housing Element, which establishes the objective to “Promote a more equitable distribution of affordable housing opportunities throughout the City” (pg. 6-10). It is important for the City and non-profit housing developers to work toward meeting this objective by proactively pursuing low-income rental projects in lower poverty communities with higher performing schools.

We appreciate your consideration of these issues in your review of the project. We believe that there may be a federal civil rights complaint filed about this proposal and that your agency would do well to consider these issues before taking any risk to your funding should the project be rejected on civil rights grounds or the agency would face a costly and complex civil rights remedy in the future. Please do not hesitate to contact us if we can provide additional guidance.

Sincerely,

Deirdre Pfeiffer
Assistant Professor
School of Geographical Sciences and Urban
Planning
Arizona State University
Deirdre.Pfeiffer@asu.edu
(323) 333-6783

Gary Orfield
Distinguished Research Professor of
Education, Law, Political Science, and
Urban Planning
Co-Director, Civil Rights Project
University of California, Los Angeles
Orfield@gmail.com
(310) 267-5562

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

Athleen Guerrero
3845 Walton Ave
Los Angeles CA 90037

To Who it may concern,

My name is Kathleen Guerrero
I live with 1,000ft of Rolland Curtis
Garden. I am very much against
the Rolland Curtis Garden Expansion because
we already have alot of low income
housing in our neighborhood and with
that means more violence more drug
dealers, and more violence. I have lived
in my neighborhood for over 35 years.
We have violence, drugs, and gangs,
police response is horrible in case
of emergencies. We don't have enough
police supervision with the residents
we already have can you imagine
just how much our neighborhood
and our kids would suffer. We don't
have the adequate enough school
system to support the increased
number of people that will
come with the Rolland Curtis Garden
Expansion. Please just think of our
children and their welfare. I
worry everyday when my daughters
want to walk down the street
to go to the corner store.
Thank You!!

Sincerely
Kathleen Guerrero

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

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CPC #2013-3340**

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I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

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Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

Alfredo Gurrea
3845 Walton AV.

To whom it may concern,

My name is Alejandro Guerrero
I am a homeowner within 1,000ft
of the Rolland Curtis Garden. With
this letter I communicate to you
that I am completely opposed
to the Rolland Curtis Expansion.
Yes you might think that it's
a good idea but you just
don't realize the impact on us
the current residents of this
neighborhood. I am so tired
of the nonstop violence, drugs, and
the uncontrollable gang violence.
You should concentrate on fixing
and bettering what we already
have in our neighborhood. If you
doubt our complaints you can
go to our Police Department and
see the violence we have in our
neighborhood.

Alejandro Guerrero Sincerely

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
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700 Exposition Park Drive
Los Angeles, CA 9003

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CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

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Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.



2845 Wilton Ave

To whom it may Concern

My name is Beatriz Alejandro Guerrero. I've lived in this neighborhood for eighteen years. We already have enough problems with drug distribution, violence and limited parking. I feel unsafe walking thru my neighborhood streets. I have three younger cousins living in my families property and I feel very unsafe with them playing in our yard. We live in constant fear, with gun shoots more then once a week. Now I am on my road to college and I fear for the education of my younger sister as well as cousins and with the expansion there arent enough good schools.

Sincerely
Beatriz Guerrero

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

Me dirijo a usted como un residente que vive a 1.000 pies de Rolland Curtis Gardens, un complejo de apartamentos de bajos ingresos se encuentra en el sur de Los Angeles en el Distrito 8 del Consejo y el Segundo Distrito.

Muchos de mis vecinos y yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos. Le instamos a rechazar esta propuesta. **En lugar de ello, instamos a la solicitante y de la Ciudad de considerar volver a realizar el proyecto en un "Mixed-ingresos de la comunidad."** Un desarrollo Mixtos Renta todavía permitiría la creación de viviendas de bajos ingresos que tanto necesitan, sino que también incluye una mezcla igual de precio de mercado y los apartamentos de renta limitada para los individuos y familias de ingresos moderados y medios.

Queremos una comunidad de ingresos mixtos, porque nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 kilómetros cuadrados, hay 166 de estos edificios.

Como la mayor parte del sur de Los Angeles, nuestro barrio es un barrio pobre, en su mayoría minoritaria que ya tiene muchos problemas que el Ayuntamiento no hace nada. Tenemos una gran cantidad de la delincuencia, las pandillas y las drogas, y no hay suficientes policías para tratar con él. Las escuelas públicas son terrible, llena de gente y no es seguro para nuestros hijos. Hay largas listas de espera para las buenas escuelas charter, guardería y otros programas públicos para los niños. ¿Qué pasará cuando el proyecto Rolland Curtis añade varios cientos o varios nuevos residentes en nuestro barrio que ya están luchando? Nuestros policías y pandilleros funcionarios locales nos dicen que no tienen suficientes agentes para patrullar nuestra área ahora, y poniendo cientos de nuevos residentes harán que sea aún peor.

¿Por qué la Ciudad aprueba la construcción de este tipo de proyectos en los barrios ricos, en su mayoría blancas en el Westside como Brentwood, o Bel-Air, donde no tienen mucha delincuencia y algunas de las mejores escuelas públicas en el LAUSD? Buscamos proyectos de vivienda asequible en Brentwood y Bel-Air y había cero. No es justo que los barrios pobres, las minorías como los nuestros son los únicos barrios donde el Ayuntamiento ha aprobado estos proyectos de vivienda de bajos ingresos, y que no se les está pidiendo los barrios ricos, no pertenecen a minorías a compartir la misma responsabilidad. Es discriminación.

Esta zona, como la mayor parte del sur de LA ya está segregado y pobres. Poner demasiados proyectos de vivienda de bajos ingresos tan juntos duele nuestro barrio por lo que es aún más segregadas y pobres. Creemos que la aprobación del proyecto Rolland Curtis propuesta es una violación de los requisitos de la Ley Federal de Vivienda Justa de que los gobiernos locales y de cualquier persona que reciba fondos federales o créditos fiscales para proyectos de vivienda asequible debe "afirmativamente la vivienda justa", mediante la reducción de la segregación y promover la integración en los barrios como la nuestra. Este proyecto hace lo contrario.

La propuesta actual Rolland Curtis también es contrario a la visión y los objetivos de la Ciudad. En el Proyecto del Sur de Los Angeles Community Plan, hay múltiples llamadas para la creación de comunidades "ingresos mixtos" en los desarrollos orientados al tránsito. Por ejemplo, el Objetivo LU6-9: Comunidades Mixtas de Renta, estados, "Alentar a los barrios de ingresos mixtos adicionales mediante la promoción de vivienda asequible y reducción de la segregación residencial y la concentración de la pobreza", y el objetivo LU18-3: Vivienda Mixta de Renta, estados, "Promover e incentivar la vivienda de ingresos mixtos en desarrollos orientados al tránsito".

Le pedimos que por favor rechazar la propuesta actual Rolland Curtis y en su lugar nos ayudan a trabajar con el solicitante para crear una comunidad de ingresos mixtos que ayudará a hacer nuestro vecindario un mejor lugar más seguro para todos.



3845 1/2 WATSON AVE.
L.A. CA. 90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
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Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
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700 Exposition Park Drive
Los Angeles, CA 9003

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CPC #2013-3340**

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 3847 Walton Ave LA CA 90037

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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 3623 Walton

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
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700 Exposition Park Drive
Los Angeles, CA 9003

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CPC #2013-3340**

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 RAYMOND BLUE

3824 So. Bodlong AVE

LA. CAL. 90037

July 15, 2014

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Thank You.

[Handwritten signature]

George Ruiz
1104 W. 38 ST.
L.A. CA. 90037

7-30-14

15 de julio 2014

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Comisión de Planificación Urbana
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Los Angeles, CA 90012

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Aurora A. Hernandez
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Manuel Montano
Manuel Montano

1105 W. 38th
ST. LA CA.

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
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Los Angeles, CA 90012

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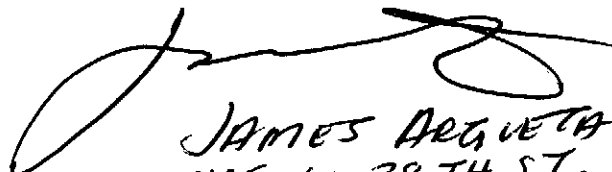
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JAMES ARGUETA
1105 W. 38 TH ST.
L.A. C.A. 90037

July 15, 2014

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City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

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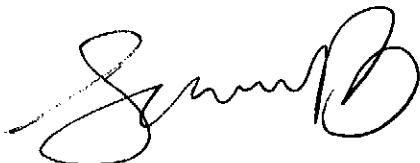
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Deborah Sanchez
3833 S. Walton Ave.

July 15, 2014

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08.04.14
maria gomez
1100 W 38th St LA CA 90037

15 de julio 2014

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Comisión de Planificación Urbana
200 North Spring Street
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Le pedimos que por favor rechazar la propuesta actual Rolland Curtis y en su lugar nos ayudan a trabajar con el solicitante para crear una comunidad de ingresos mixtos que ayudará a hacer nuestro vecindario un mejor lugar más seguro para todos.

Muel & Maria, 1132 W 3857 LACA 90037

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 90037

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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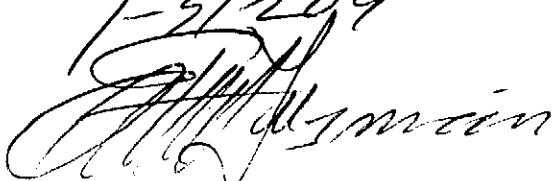
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La propuesta actual Rolland Curtis también es contrario a la visión y los objetivos de la Ciudad. En el Proyecto del Sur de Los Angeles Community Plan, hay múltiples llamadas para la creación de comunidades "ingresos mixtos" con el fin de evitar los problemas de poner demasiados de estos proyectos en un área pequeña. Por ejemplo, el Objetivo LU6-9: Mezcla de Ingresos Comunidades, declara: "Fomentar los barrios de ingresos mixtos adicionales mediante la promoción de vivienda asequible y reducción de la segregación residencial y la concentración de la pobreza."

Por favor, rechazar la propuesta actual Rolland Curtis. Por favor, nos ayudan a trabajar con el solicitante para llegar a un compromiso para que nuestro barrio se convierta en un lugar más seguro y mejor para todos, incluyendo a los residentes Rolland Curtis.

7-31-2014


7/31/14


1124 W. 38 St.

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

Bernice Pedilla

1128 W. 38 ST.

15 de julio 2014

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Rosalvina Padilla 1128 W. 38 St

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Vicente Garcia *Handwritten signature* 3801 S. Wisconsin

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Rosalina Castillo 3847 WALTON AVE.
I. A. CA. 90037.

July 15, 2014

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City Planning Commission
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I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

Renee Wilson

3847 WATSON AVE. L.A. CA. 90037

15 de julio 2014

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**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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Muchos de mis vecinos y yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos. Le instamos a rechazar esta propuesta. **En lugar de ello, instamos a la solicitante y de la Ciudad de considerar volver a realizar el proyecto en un "Mixed-ingresos de la comunidad."** Un desarrollo Mixtos Renta todavía permitiría la creación de viviendas de bajos ingresos que tanto necesitan, sino que también incluye una mezcla igual de precio de mercado y los apartamentos de renta limitada para los individuos y familias de ingresos moderados y medios.

Queremos una comunidad de ingresos mixtos, porque nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 kilómetros cuadrados, hay 166 de estos edificios.

Como la mayor parte del sur de Los Angeles, nuestro barrio es un barrio pobre, en su mayoría minoritaria que ya tiene muchos problemas que el Ayuntamiento no hace nada. Tenemos una gran cantidad de la delincuencia, las pandillas y las drogas, y no hay suficientes policías para tratar con él. Las escuelas públicas son terrible, llena de gente y no es seguro para nuestros hijos. Hay largas listas de espera para las buenas escuelas charter, guardería y otros programas públicos para los niños. ¿Qué pasará cuando el proyecto Rolland Curtis añade varios cientos o varios nuevos residentes en nuestro barrio que ya están luchando? Nuestros policías y pandilleros funcionarios locales nos dicen que no tienen suficientes agentes para patrullar nuestra área ahora, y poniendo cientos de nuevos residentes harán que sea aún peor.

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Oliver Martinez
1095 W. 39th St #35

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**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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Bertha Rubio 1095 W 39 St apt # 35 LA CA 90037

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Rosa Acosta

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CPC # 2013-3340**

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María Perez 1095W 39st H3U LA C.A 90037

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11095 W 37th St #134 LA CA 90037

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Queremos una comunidad de ingresos mixtos, porque nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 kilómetros cuadrados, hay 166 de estos edificios.

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Le pedimos que por favor rechazar la propuesta actual Rolland Curtis y en su lugar nos ayudan a trabajar con el solicitante para crear una comunidad de ingresos mixtos que ayudará a hacer nuestro vecindario un mejor lugar más seguro para todos.

Emiguel Mejía 1087 W 39th St #20
Los Angeles CA 90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

1075 W. 39th St.
I Adria'n Pórol Esquivias reject
the discriminations brought out by gentrification.
Adrian Pórol 16 years old

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
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Jessica Mejia

1075 W. 39th St.
L.A. CA.

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

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Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
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CPC # 2013-3340**

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1075 W 39 St #29
Los Angeles CA 90037

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

Me dirijo a usted como un residente que vive a 1.000 pies de Rolland Curtis Gardens, un complejo de apartamentos de bajos ingresos se encuentra en el sur de Los Angeles en el Distrito 8 del Consejo y el Segundo Distrito.

Muchos de mis vecinos y yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos. Le instamos a rechazar esta propuesta. **En lugar de ello, instamos a la solicitante y de la Ciudad de considerar volver a realizar el proyecto en un "Mixed-ingresos de la comunidad."** Un desarrollo Mixtos Renta todavía permitiría la creación de viviendas de bajos ingresos que tanto necesitan, sino que también incluye una mezcla igual de precio de mercado y los apartamentos de renta limitada para los individuos y familias de ingresos moderados y medios.

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Catalina Patino A 1075 W 39 St #2
Los Angeles CA 90002

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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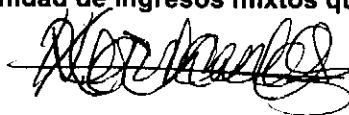
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1075 W. 39th St #22
Los Angeles, CA 90037

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
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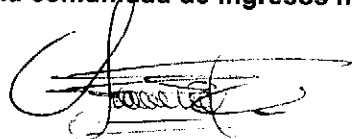
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1075 W. 39th St #22
Los Angeles CA 90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

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Aprilia So Walton Ave
3850

July 15, 2014

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City Planning Commission
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3845 1/2 Walton Ave

Raul Guerrero

15 de julio 2014

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Comisión de Planificación Urbana
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Los Angeles, CA 90012

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Aida Cucumari

3845 1/2 Walton Ave

July 15, 2014

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City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
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Los Angeles, CA 90012

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TONY RUBIO
3850 S. WALTON AVE
LOS ANGELES, CA 90037



15 de julio 2014

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Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

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Rosario Kules
3852 S. Walton Ave. 90037

July 15, 2014

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City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

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3850 S. Walton Ave
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¿Por qué la Ciudad aprueba la construcción de este tipo de proyectos en los barrios ricos, en su mayoría blancas en el Westside como Brentwood, o Bel-Air, donde no tienen mucha delincuencia y algunas de las mejores escuelas públicas en el LAUSD? Buscamos proyectos de vivienda asequible en Brentwood y Bel-Air y había cero. No es justo que los barrios pobres, las minorías como los nuestros son los únicos barrios donde el Ayuntamiento ha aprobado estos proyectos de vivienda de bajos ingresos, y que no se les está pidiendo los barrios ricos, no pertenecen a minorías a compartir la misma responsabilidad. Es discriminación.

Esta zona, como la mayor parte del sur de LA ya está segregado y pobres. Poner demasiados proyectos de vivienda de bajos ingresos tan juntos duele nuestro barrio por lo que es aún más segregadas y pobres. Creemos que la aprobación del proyecto Rolland Curtis propuesta es una violación de los requisitos de la Ley Federal de Vivienda Justa de que los gobiernos locales y de cualquier persona que reciba fondos federales o créditos fiscales para proyectos de vivienda asequible debe "afirmativamente la vivienda justa", mediante la reducción de la segregación y promover la integración en los barrios como la nuestra. Este proyecto hace lo contrario.

La propuesta actual Rolland Curtis también es contrario a la visión y los objetivos de la Ciudad. En el Proyecto del Sur de Los Angeles Community Plan, hay múltiples llamadas para la creación de comunidades "ingresos mixtos" en los desarrollos orientados al tránsito. Por ejemplo, el Objetivo LU6-9: Comunidades Mixtas de Renta, estados, "Alentar a los barrios de ingresos mixtos adicionales mediante la promoción de vivienda asequible y reducción de la segregación residencial y la concentración de la pobreza", y el objetivo LU18-3: Vivienda Mixta de Renta, estados, "Promover e incentivar la vivienda de ingresos mixtos en desarrollos orientados al tránsito".

Le pedimos que por favor rechazar la propuesta actual Rolland Curtis y en su lugar nos ayudan a trabajar con el solicitante para crear una comunidad de ingresos mixtos que ayudará a hacer nuestro vecindario un mejor lugar más seguro para todos.

 3833 WALTON

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

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200 N. Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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Muchos de mis vecinos y yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos. Le instamos a rechazar esta propuesta. **En lugar de ello, instamos a la solicitante y de la Ciudad de considerar volver a realizar el proyecto en un "Mixed-ingresos de la comunidad."** Un desarrollo Mixtos Renta todavía permitiría la creación de viviendas de bajos ingresos que tanto necesitan, sino que también incluye una mezcla igual de precio de mercado y los apartamentos de renta limitada para los individuos y familias de ingresos moderados y medios.

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Le pedimos que por favor rechazar la propuesta actual Rolland Curtis y en su lugar nos ayudan a trabajar con el solicitante para crear una comunidad de ingresos mixtos que ayudará a hacer nuestro vecindario un mejor lugar más seguro para todos.


3833 S. WALTON

July 15, 2014

President Renee Dake Wilson
City Planning Commission
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Los Angeles, CA 90012

Mayor Eric Garcetti
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Councilmember Bernard C. Parks, CD8
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Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
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700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents:

Monica Stone Padilla

3827 WALTON

15 de julio 2014

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Oniel Padilla

3827 WALTOW

July 15, 2014

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City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I am writing to you as a resident living within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

Many of my neighbors and I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments. We urge you to reject this proposal. ***Instead, we urge the Applicant and the City to consider re-making the project into a "Mixed-Income Community."*** A Mixed-Income development would still allow the creation of much needed low-income housing, but also includes an equal mix of market-rate and income-restricted apartments for more moderate and average income individuals and families.

We want a Mixed Income community because our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Like most of South Los Angeles, our neighborhood is a poor, mostly minority neighborhood that already has many problems that the City does nothing about. We have a lot of crime, gangs and drugs, and not enough police to deal with it. The public schools are terrible, overcrowded and not safe for our children. There are long waiting lists for the good charter schools, daycare and other public programs for kids. What will happen when the Rolland Curtis project adds several hundred or more new residents to our already struggling neighborhood? Our local police and gang officers tell us they don't have enough officers to patrol our area now, and putting hundreds of new residents will make it even worse.

Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. It's discrimination.

This area like most of South LA is already segregated and poor. Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. We believe approving the proposed Rolland Curtis project is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. This project does the opposite.

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in Transit-Oriented Developments. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty," and Goal LU18-3: Mixed-Income Housing, states, "Promote and incentivize mixed-income housing in Transit-Oriented Developments."

We ask you to please reject the current Rolland Curtis proposal and instead help us work with the Applicant to create a Mixed Income community that will help make our neighborhood a safer, better place for everyone.

ELMER KISTE
3842 WALTON AVE LOS ANGELES
CA. 90037

July 15, 2014

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City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

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**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

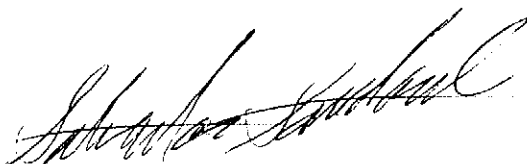
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Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.



3835 Walton

July 15, 2014

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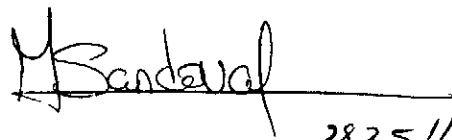
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3835 1/2 Walton

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Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

Edward Shaw
Edward Dow
1096 3/4 W. 39th St
So. Ca 90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I am writing to you as a resident living within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

Many of my neighbors and I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments. We urge you to reject this proposal. ***Instead, we urge the Applicant and the City to consider re-making the project into a "Mixed-Income Community."*** A Mixed-Income development would still allow the creation of much needed low-income housing, but also includes an equal mix of market-rate and income-restricted apartments for more moderate and average income individuals and families.

We want a Mixed Income community because our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.


Like most of South Los Angeles, our neighborhood is a poor, mostly minority neighborhood that already has many problems that the City does nothing about. We have a lot of crime, gangs and drugs, and not enough police to deal with it. The public schools are terrible, overcrowded and not safe for our children. There are long waiting lists for the good charter schools, daycare and other public programs for kids. What will happen when the Rolland Curtis project adds several hundred or more new residents to our already struggling neighborhood? Our local police and gang officers tell us they don't have enough officers to patrol our area now, and putting hundreds of new residents will make it even worse.

Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were **zero**. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. It's discrimination.

This area like most of South LA is already segregated and poor. Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. We believe approving the proposed Rolland Curtis project is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. This project does the opposite.

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in Transit-Oriented Developments. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty," and Goal LU18-3: Mixed-Income Housing, states, "Promote and incentivize mixed-income housing in Transit-Oriented Developments."

We ask you to please reject the current Rolland Curtis proposal and instead help us work with the Applicant to create a Mixed Income community that will help make our neighborhood a safer, better place for everyone.

Candice E. Bennett

3901 S. Walton Ave
L.A., 90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
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Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
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Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

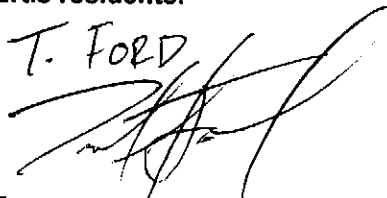
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The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were **zero**. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

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Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

T. FORD


3907
3907 Wilson Ave. LA 90021 CA

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
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Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

Me dirijo a usted como un residente que vive a 1.000 pies de Rolland Curtis Gardens, un complejo de apartamentos de bajos ingresos se encuentra en el sur de Los Angeles en el Distrito 8 del Consejo y el Segundo Distrito.

Muchos de mis vecinos y yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos. Le instamos a rechazar esta propuesta. **En lugar de ello, instamos a la solicitante y de la Ciudad de considerar volver a realizar el proyecto en un "Mixed-ingresos de la comunidad."** Un desarrollo Mixtos Renta todavía permitiría la creación de viviendas de bajos ingresos que tanto necesitan, sino que también incluye una mezcla igual de precio de mercado y los apartamentos de renta limitada para los individuos y familias de ingresos moderados y medios.

Queremos una comunidad de ingresos mixtos, porque nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 kilómetros cuadrados, hay 166 de estos edificios.

Como la mayor parte del sur de Los Angeles, nuestro barrio es un barrio pobre, en su mayoría minoritaria que ya tiene muchos problemas que el Ayuntamiento no hace nada. Tenemos una gran cantidad de la delincuencia, las pandillas y las drogas, y no hay suficientes policías para tratar con él. Las escuelas públicas son terrible, llena de gente y no es seguro para nuestros hijos. Hay largas listas de espera para las buenas escuelas charter, guardería y otros programas públicos para los niños. ¿Qué pasará cuando el proyecto Rolland Curtis añade varios cientos o varios nuevos residentes en nuestro barrio que ya están luchando? Nuestros policías y pandilleros funcionarios locales nos dicen que no tienen suficientes agentes para patrullar nuestra área ahora, y poniendo cientos de nuevos residentes harán que sea aún peor.

¿Por qué la Ciudad aprueba la construcción de este tipo de proyectos en los barrios ricos, en su mayoría blancas en el Westside como Brentwood, o Bel-Air, donde no tienen mucha delincuencia y algunas de las mejores escuelas públicas en el LAUSD ? Buscamos proyectos de vivienda asequible en Brentwood y Bel-Air y había cero. No es justo que los barrios pobres, las minorías como los nuestros son los únicos barrios donde el Ayuntamiento ha aprobado estos proyectos de vivienda de bajos ingresos, y que no se les está pidiendo los barrios ricos, no pertenecen a minorías a compartir la misma responsabilidad. Es discriminación.

Esta zona, como la mayor parte del sur de LA ya está segregado y pobres. Poner demasiados proyectos de vivienda de bajos ingresos tan juntos duele nuestro barrio por lo que es aún más segregadas y pobres. Creemos que la aprobación del proyecto Rolland Curtis propuesta es una violación de los requisitos de la Ley Federal de Vivienda Justa de que los gobiernos locales y de cualquier persona que reciba fondos federales o créditos fiscales para proyectos de vivienda asequible debe "afirmativamente la vivienda justa", mediante la reducción de la segregación y promover la integración en los barrios como la nuestra. Este proyecto hace lo contrario.

La propuesta actual Rolland Curtis también es contrario a la visión y los objetivos de la Ciudad. En el Proyecto del Sur de Los Angeles Community Plan, hay múltiples llamadas para la creación de comunidades "ingresos mixtos" en los desarrollos orientados al tránsito. Por ejemplo, el Objetivo LU6-9: Comunidades Mixtas de Renta, estados, "Alentar a los barrios de ingresos mixtos adicionales mediante la promoción de vivienda asequible y reducción de la segregación residencial y la concentración de la pobreza", y el objetivo LU18-3: Vivienda Mixta de Renta, estados, "Promover e incentivar la vivienda de ingresos mixtos en desarrollos orientados al tránsito".

Le pedimos que por favor rechazar la propuesta actual Rolland Curtis y en su lugar nos ayudan a trabajar con el solicitante para crear una comunidad de ingresos mixtos que ayudará a hacer nuestro vecindario un mejor lugar más seguro para todos.

Rosa Veronica Garcia
3901 Wisconsin St
Los Angeles, CA 90037

Rosa Garcia

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
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Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 90037

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

Yo vivo dentro de 1,000 pies de Rolland Curtis Gardens, un complejo de apartamentos de bajos ingresos se encuentra en el sur de Los Angeles en el Distrito 8 del Consejo y del Segundo Distrito.

Estoy a favor de la vivienda asequible, pero yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos con un máximo de 700 nuevos residentes. Es demasiada gente en un solo lugar en un pequeño barrio que se está luchando con violencia, pandillas y traficantes de drogas, y las escuelas públicas malas que no son seguros para nuestros hijos. La policía nos dicen que no tienen suficientes agentes para patrullar nuestra vecindad ahora. Ya hay largas listas de espera para las buenas escuelas charter y los programas para niños de la zona.

Les pido que por favor rechazar la propuesta Rolland Curtis. En su lugar, me gustaría una comunidad "ingresos mixtos", o para hacer que el proyecto propuesto más pequeño, o para preservar Rolland Curtis como lo es para los residentes de bajos ingresos que ya viven allí.


Como la mayor parte del sur de Los Angeles, nuestro barrio es pobre y en su mayoría de minorías. Estamos separados de los del resto de LA como el Westside. Nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 millas de cuadrados, hay 166 de estos edificios.

Poner demasiados proyectos de vivienda de bajos ingresos tan juntos duele nuestro barrio por lo que es aún más segregadas y pobres. Si la Ciudad aprueba el proyecto Rolland Curtis propuesto, es una violación del requisito federal de la Ley de Vivienda Justa de que los gobiernos locales y de cualquier persona que reciba fondos federales o créditos fiscales para proyectos de vivienda asequible debe "afirmativamente la vivienda justa", mediante la reducción de la segregación y la promoción integración en los barrios como el nuestro. La expansión Rolland Curtis hará lo contrario.

La ciudad está discriminando en contra de nuestro barrio porque somos minorías pobres. ¿Por qué la Ciudad aprueba la construcción de este tipo de proyectos en los barrios ricos, en su mayoría blancas en el Westside como Brentwood, o Bel-Air, donde no tienen mucha delincuencia y algunas de las mejores escuelas públicas en el LAUSD? Buscamos proyectos de vivienda asequible en Brentwood y Bel-Air y había cero. No es justo que los barrios pobres, las minorías como los nuestros son los únicos barrios donde la Ciudad ha aprobado estos proyectos de vivienda de bajos ingresos, y que no se les está pidiendo los barrios ricos, no pertenecen a minorías a compartir la misma responsabilidad. Proporcionar vivienda económica debe ser una responsabilidad que todos los barrios de la Ciudad deben compartir por igual.

La propuesta actual Rolland Curtis también es contrario a la visión y los objetivos de la Ciudad. En el Proyecto del Sur de Los Angeles Community Plan, hay múltiples llamadas para la creación de comunidades "ingresos mixtos" con el fin de evitar los problemas de poner demasiados de estos proyectos en un área pequeña. Por ejemplo, el Objetivo LU6-9: Mezcla de Ingresos Comunidades, declara: "Fomentar los barrios de ingresos mixtos adicionales mediante la promoción de vivienda asequible y reducción de la segregación residencial y la concentración de la pobreza."

Por favor, rechazar la propuesta actual Rolland Curtis. Por favor, nos ayudan a trabajar con el solicitante para llegar a un compromiso para que nuestro barrio se convierta en un lugar más seguro y mejor para todos, incluyendo a los residentes Rolland Curtis.

Sage Venus 
3903 WILSON ST.
Y.A. CA. 90037.

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Concejal Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Oficinas Administrativas del Este
700 Exposition Park Drive
Los Angeles, CA 90037

**RE: ROLLAND CURTIS JARDINES DE EXPANSIÓN
CPC # 2013-3340**

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Les pido que por favor rechazar la propuesta Rolland Curtis. En su lugar, me gustaría una comunidad "ingresos mixtos", o para hacer que el proyecto propuesto más pequeño, o para preservar Rolland Curtis como lo es para los residentes de bajos ingresos que ya viven allí.

Como la mayor parte del sur de Los Angeles, nuestro barrio es pobre y en su mayoría de minorías. Estamos separados de los del resto de LA como el Westside. Nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 millas de cuadrados, hay 166 de estos edificios.

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Por favor, rechazar la propuesta actual Rolland Curtis. Por favor, nos ayudan a trabajar con el solicitante para llegar a un compromiso para que nuestro barrio se convierta en un lugar más seguro y mejor para todos, incluyendo a los residentes Rolland Curtis.

MIGUEL GARCIA
3903 WISCONSIN ST
LA CA 90037



15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

Alcalde Eric Garcetti
200 N. Spring Street
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Supervisor Mark Ridley-Thomas
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MARIO R SOTO


3859 walton ave
Los Angeles, CA 90037

15 de julio 2014

Presidente Renee Dake Wilson
Comisión de Planificación Urbana
200 North Spring Street
Los Angeles, CA 90012

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CPC # 2013-3340**

Yo vivo dentro de 1,000 pies de Rolland Curtis Gardens, un complejo de apartamentos de bajos ingresos se encuentra en el sur de Los Angeles en el Distrito 8 del Consejo y del Segundo Distrito.

Estoy a favor de la vivienda asequible, pero yo no apoyo la propuesta de triplicar el tamaño de Rolland Curtis 48-140 apartamentos de bajos ingresos con un máximo de 700 nuevos residentes. Es demasiada gente en un solo lugar en un pequeño barrio que se está luchando con violencia, pandillas y traficantes de drogas, y las escuelas públicas malas que no son seguros para nuestros hijos. La policía nos dicen que no tienen suficientes agentes para patrullar nuestra vecindad ahora. Ya hay largas listas de espera para las buenas escuelas charter y los programas para niños de la zona.

Les pido que por favor rechazar la propuesta Rolland Curtis. En su lugar, me gustaría una comunidad "ingresos mixtos", o para hacer que el proyecto propuesto más pequeño, o para preservar Rolland Curtis como lo es para los residentes de bajos ingresos que ya viven allí.

Como la mayor parte del sur de Los Angeles, nuestro barrio es pobre y en su mayoría de minorías. Estamos separados de los del resto de LA como el Westside. Nuestro barrio ya tiene un montón de bajos ingresos y vivienda de Sección 8 como el proyecto Rolland Curtis propuesto. En 2500 pies de Rolland Curtis existen 32 de estos tipos de edificios de apartamentos. En nuestro código postal, 90037, que está a unos 3 millas de cuadrados, hay 166 de estos edificios.

Poner demasiados proyectos de vivienda de bajos ingresos tan juntos duele nuestro barrio por lo que es aún más segregadas y pobres. Si la Ciudad aprueba el proyecto Rolland Curtis propuesto, es una violación del requisito federal de la Ley de Vivienda Justa de que los gobiernos locales y de cualquier persona que reciba fondos federales o créditos fiscales para proyectos de vivienda asequible debe "afirmativamente la vivienda justa", mediante la reducción de la segregación y la promoción integración en los barrios como el nuestro. La expansión Rolland Curtis hará lo contrario.

La ciudad está discriminando en contra de nuestro barrio porque somos minorías pobres. ¿Por qué la Ciudad aprueba la construcción de este tipo de proyectos en los barrios ricos, en su mayoría blancas en el Westside como Brentwood, o Bel-Air, donde no tienen mucha delincuencia y algunas de las mejores escuelas públicas en el LAUSD? Buscamos proyectos de vivienda asequible en Brentwood y Bel-Air y había cero. No es justo que los barrios pobres, las minorías como los nuestros son los únicos barrios donde la Ciudad ha aprobado estos proyectos de vivienda de bajos ingresos, y que no se les está pidiendo los barrios ricos, no pertenecen a minorías a compartir la misma responsabilidad. Proporcionar vivienda económica debe ser una responsabilidad que todos los barrios de la Ciudad deben compartir por igual.

La propuesta actual Rolland Curtis también es contrario a la visión y los objetivos de la Ciudad. En el Proyecto del Sur de Los Angeles Community Plan, hay múltiples llamadas para la creación de comunidades "ingresos mixtos" con el fin de evitar los problemas de poner demasiados de estos proyectos en un área pequeña. Por ejemplo, el Objetivo LU6-9: Mezcla de Ingresos Comunidades, declara: "Fomentar los barrios de ingresos mixtos adicionales mediante la promoción de vivienda asequible y reducción de la segregación residencial y la concentración de la pobreza."

Por favor, rechazar la propuesta actual Rolland Curtis. Por favor, nos ayudan a trabajar con el solicitante para llegar a un compromiso para que nuestro barrio se convierta en un lugar más seguro y mejor para todos, incluyendo a los residentes Rolland Curtis.


Rosa Pedraza

3859 WATSON AV LOS ANGELES
CA - 90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
200 N. Spring Street
Los Angeles, CA 90012

Councilmember Bernard C. Parks, CD8
200 N. Spring Street, Rm. 460
Los Angeles, CA 90012

Supervisor Mark Ridley-Thomas
Administrative Offices East
700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

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Many of my neighbors and I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments. We urge you to reject this proposal. ***Instead, we urge the Applicant and the City to consider re-making the project into a "Mixed-Income Community."*** A Mixed-Income development would still allow the creation of much needed low-income housing, but also includes an equal mix of market-rate and income-restricted apartments for more moderate and average income individuals and families.

We want a Mixed Income community because our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

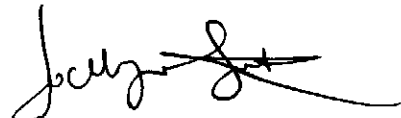
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This area like most of South LA is already segregated and poor. Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. We believe approving the proposed Rolland Curtis project is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. This project does the opposite.

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in Transit-Oriented Developments. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty," and Goal LU18-3: Mixed-Income Housing, states, "Promote and incentivize mixed-income housing in Transit-Oriented Developments."

We ask you to please reject the current Rolland Curtis proposal and instead help us work with the Applicant to create a Mixed Income community that will help make our neighborhood a safer, better place for everyone.

Jocelyne Soto 3859 Walton Ave
Los Angeles, CA 90037


July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

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200 N. Spring Street
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CPC #2013-3340**

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We want a Mixed Income community because our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

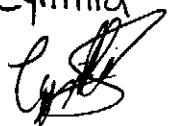
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Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. It's discrimination.

This area like most of South LA is already segregated and poor. Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. We believe approving the proposed Rolland Curtis project is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. This project does the opposite.

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in Transit-Oriented Developments. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty," and Goal LU18-3: Mixed-Income Housing, states, "Promote and incentivize mixed-income housing in Transit-Oriented Developments."

We ask you to please reject the current Rolland Curtis proposal and instead help us work with the Applicant to create a Mixed Income community that will help make our neighborhood a safer, better place for everyone.

Cynthia Soto


3859 Walton Av.
Los Angeles, CA
90037

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

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Supervisor Mark Ridley-Thomas
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700 Exposition Park Drive
Los Angeles, CA 9003

**RE: ROLLAND CURTIS GARDENS EXPANSION
CPC #2013-3340**

I live within 1,000 feet of Rolland Curtis Gardens, a low-income apartment complex located in South Los Angeles in Council District 8 and Second District.

I support affordable housing, but I do not support the proposal to triple the size of Rolland Curtis from 48 to 140 low-income apartments with as many as 700 new residents. It is too many people in one place in a small neighborhood that is currently struggling with violence, gangs, and drug dealers, and bad public schools that are not safe for our children. The police tell us they don't have enough officers to patrol our neighborhood now. There are already long waiting lists for the good charter schools and kids' programs in the area.

I ask you to please reject the Rolland Curtis proposal. Instead, I would like a "mixed-income" community, or to make the proposed project smaller, or to preserve Rolland Curtis as it is for the low-income residents who already live there.

Like most of South Los Angeles, our neighborhood is poor and mostly minority. We are segregated from the rest of LA like the Westside. Our neighborhood already has a lot of low-income and Section 8 housing like the proposed Rolland Curtis project. Within 2,500 feet of Rolland Curtis there are 32 of these types of apartment buildings. In our zip code, 90037, which is about 3 square miles, there are 166 of these buildings.

Putting too many low-income housing projects so close together hurts our neighborhood by making it even more segregated and poor. If the City approves the proposed Rolland Curtis project, it is a violation of the federal Fair Housing Act's requirement that local governments and anyone who receives federal money or tax credits for affordable housing projects must "Affirmatively Further Fair Housing," by reducing segregation and promoting integration in neighborhoods like ours. The Rolland Curtis expansion will do the opposite.

The City is discriminating against our neighborhood because most of its residents are poor minorities. Why doesn't the City approve the building of these types of projects in wealthy, mostly white neighborhoods on the Westside like Brentwood, or Bel-Air, where they don't have a lot of crime and some of the best public schools in LAUSD? We looked for affordable housing projects in Brentwood and Bel-Air and there were zero. It isn't fair that poor, minority neighborhoods like ours are the only neighborhoods where the City has approved these low-income housing projects, and wealthy, non-minority neighborhoods are not being asked to share the same responsibility. **Providing affordable housing should be a responsibility that all of the City's neighborhoods should share equally.**

The current Rolland Curtis proposal is also contrary to the vision and goals of the City. In the Draft South Los Angeles Community Plan, there are multiple calls for creating "Mixed Income" communities in order to prevent the problems of putting too many of these projects in one small area. For example, Goal LU6-9: Mixed-Income Communities, states, "Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty."

Please reject the current Rolland Curtis proposal. Please help us work with the Applicant to come up with a compromise so that our neighborhood will become a safer and better place for everyone, including Rolland Curtis residents.

Frankie Burgos
FRANKIE BURGOS

3853 WISCONSIN ST.
LOS ANGELES CA.

July 15, 2014

President Renee Dake Wilson
City Planning Commission
200 North Spring Street
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BBSM

Brandy Burgos 3853 Wisconsin St.
LA, CA 90037

July 15, 2014

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City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Mayor Eric Garcetti
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Maria A. Burgos
MARIA A. BURGOS
3853 WISCONSIN ST.

July 15, 2014

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200 North Spring Street
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3856 3rd Ave NE (323) 915-6014
Los Angeles, CA 90037

PAGE 1 OF 2

CASE NO:

VTT-72558-CN

CPC-2013-33406PAZC
DB-SPR

CHRISTINA TOY LEE

WE RAISE OBJECTION TO PROPOSED MIXED USE DEVELOPMENT WITH COMMERCIAL ELEMENT IS TOO MASSIVE FOR THE LIMITED STREET SPACE, CURRENT PRE DEVELOPMENT PARKING IS ALREADY SATURATED ON W. 38TH ST WISCONSIN AND WALTON

THE GC MAPPING SERVICE MAP TRACT NO 72558 IS INACCURATE. THE EXPO RAIL LINE HAS CLOSED THE FORMER CROSSINGS ON EXPOSITION AT BUDLONG, CATALINA AND WISCONSIN STREETS BLOCKING ALL PEDESTRIAN AND AUTO ACCESS AND DUE TO THE WIDER DOUBLE TRACK LINE REPLACING THE FORMER SINGLE TRACK RAILWAY LINE, EXPOSITION IS NO LONGER 48.50 WIDE IN EACH DIRECTION MUCH AUTO TRAFFIC IS RESTRICTED TO A CLOCK WISE FLOW AS EXPO LINE BLOCKS AND LIMIT TRAFFIC INCREASING CONGESTION. I.E. WEST BOUND EXPOSITION TRAFFIC CANNOT TURN LEFT ON WISCONSIN OR BUDLONG DUE TO LIGHT RAIL TRACK

PAGE 2, 4B ALLOWING LESS THAN ONE PARKING SPACE FOR EACH UNIT (114 PARKING SPACES FOR 140 UNITS) THIS WOULD FURTHER SATURATE THE ALREADY LIMITED STREET PARKING. MANY OF THE CURRENT LOW INCOME 48 UNIT RESIDENTS ALREADY HAVE MORE THAN ONE AUTO

PAGE 2, 4D ALLOWING AN OFF MENU MAXIMUM BUILDING HEIGHT OF 72 FEET, EQUIVALENT TO SEVEN STORIES TALL WOULD OVERWHELM THE CURRENT NEIGHBORHOOD OF SINGLE, TWO AND THREE STORIES TALL

PAGE 2, 4E ALLOWING ZERO FOOT LANDSCAPE ON EXPOSITION MEANS A ALREADY TOO NARROW SIDEWALK WHICH CONTAINS TREES, POWER POLES, STREET LIGHTS WOULD IMPAIRS AMERICAN DISABILITY ACT ACCESS FOR WHEELCHAIR

PLEASE SEE PAGE TWO FOR ADDITIONAL REMARKS

PAGE 2 OF 2

CASE NO:

VTT-72558-CN

CPC-2013-3340-GPA-ZL

DB-SPR

IT IS QUESTIONABLE THAT A COMMERCIAL 8000 SQ FEET DEVELOPMENT WOULD BE VIABLE. COMMERCIAL AND RETAIL LOCATIONS IN THE AREA ARE DYING, EXPOSITION AND VERMONT ONCE HAD FIVE GAS STATIONS, VERMONT AVE HAD A FULL INLINE OF SHOPS AND RESTAURANTS, THIRTY AND REXALL DRUG STORES, SUPERMARKET, DEPARTMENT AND CLOTHING STORES, HOBBY AND MUSIC SHOPS, THE FAMOUS CHILE BOWL AND UPSCALE CHRIS 39 DINING AND A + W ROOT BEER RESTAURANTS ALL UP AND DOWN THE AVENUE. A NEW LOS ANGELES PUBLIC LIBRARY AT 36TH AND VERMONT WAS ABANDONED AND TORN DOWN AND REMAINS AN EMPTY LOT TODAY.

MANY DEVELOPERS INCLUDE A COMMERCIAL SPACE TO JUSTIFY A PROJECT, BUT MANY OF THESE SPACES REMAIN EMPTY FOR YEARS OR DECADES, BENDY LEARNING COMPLEX, A TOTAL FAILURE, THE NEW WAL-MART IN CHINATOWN FINALLY FILLED A DECADE LONG EMPTY SPACE.

ANOTHER PROBLEM IS DUE TO THE HIGH NUMBER OF SPECIAL EVENTS AT USC AND EXPOSITION PARK, LADOT SHUTS DOWN EXPOSITION BLVD FROM VERMONT TO FIGUEROA, CLOSING OFF ALL AUTOMOBILE ACCESS TO THIS DEVELOPMENT ONLY ONE BLOCK AWAY.

WE THINK THAT DUE TO THE ABOVE REASONS THAT THE DEVELOPMENT IS NOT VIABLE AND PARKING AND CONGESTION WOULD HARSHLY IMPACT, NOT ONLY THE RESIDENTS OF THIS COMMUNITY BUT THE ENTIRE AREA.

MAY 30, 2014

WARREN F. QUON

1101 W 38TH ST



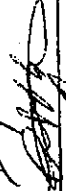






LOS ANGELES CA 90037

Petition to Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

Petition summary and background
 Objection of the proposal as proposed to build 140 unit and 8,000 square feet of commercial floor area at the building located at 1077 West 38th street also known as the Rolland Curtis Site

Action petitioned for
 We, the undersigned, are concerned citizens who urge our leaders to require Rolland Curtis Partners, LLC to perform a Environmental Impact Report and reconsider the project as proposed due to: increased traffic, aesthetic short-cuts, a further impact on the already severe lack of street parking in the neighborhood, and a total change in the character of the neighborhood arising from the sheer size of the building and its density

Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

Printed Name	Signature	Address	Comment	Date
KHADIJA		3790 WISCONSIN ST #12		6/3/14
AYDA		3790 WISCONSIN ST		6/3/14
Tauvic		3790 WISCONSIN ST		6/3/14
Luigia Carrillo		3790 WISCONSIN ST		6/3/14
M. Mayaguez		3790 WISCONSIN ST #15		6/3/14
Nyle Jones		3790 WISCONSIN ST #19		6/3/14
FATIMA		3790 WISCONSIN ST #15		6/3/14
HANNAH K. FLORES		3790 WISCONSIN ST #14		6/3/14
Leilise Tesama		3790 WISCONSIN ST		6-3-14

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Petition to Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

Objection of the proposal as proposed to build 140 unit and 8,000 square feet of commercial floor area at the building located at 1077 West 38th street also known as the Rolland Curtis Site

We, the undersigned, are concerned citizens who urge our leaders to require Rolland Curtis Partners, LLC to perform a Environmental Impact Report and reconsider the project as proposed due to: increased traffic, aesthetic short-cuts, a further impact on the already severe lack of street parking in the neighborhood, and a total change in the character of the neighborhood arising from the sheer size of the building and its density

Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

Printed Name	Signature	Address	Comment	Date
19 Theresa McConville	<i>Theresa McConville</i>	3901 S. Vermont Ave #313		6-3-14
20 Paul King	<i>Paul King</i>	3701 S. Vermont Ave		6-7-2014
21 S. Y. Hwang	<i>S. Y. Hwang</i>	3701 S. Vermont Ave		4/3/14
22 CLARA GARCIA	<i>Clara Garcia</i>	3901 S. Vermont #1300		6-3-14
23 Jax Blue	<i>Jax Blue</i>	3901 S. Vermont #2307		6-3-14
24 Victor M A	<i>Victor M A</i>	3901 Vermont #1410		6-3-14
25 Tomasa Castellano	<i>Tomasa Castellano</i>	3901 Vermont #2302		6-3-14
26 Agustin Delgado	<i>Agustin Delgado</i>	3901 Vermont #2313		6-3-14
27 Lolene Buckley	<i>Lolene Buckley</i>	3901 S Vermont #1204		6-4-14

Petition to Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

<p>Petition summary and background</p>	<p>Objection of the proposal as proposed to build 140 unit and 8,000 square feet of commercial floor area at the building located at 1077 West 38th street also known as the Rolland Curtis Site</p>
<p>Action requested by</p>	<p>We, the undersigned, are concerned citizens who urge our leaders to require Rolland Curtis Partners, LLC to perform a Environmental Impact Report and reconsider the project as proposed due to: increased traffic, aesthetic short-cuts, a further impact on the already severe lack of street parking in the neighborhood, and a total change in the character of the neighborhood arising from the sheer size of the building and its density</p> <p>Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR</p>

	Printed Name	Signature	Comment	Date
28	M.C. PORTER	M.C.	3901 S. Vermont Ave. Los Angeles, CA Apt 2010	6/2/14
29	Olivia Tomasingo	Olivia Tomasingo		6/2/14
30	M. M.	Mauricio Mulsedo	3901 S. Vermont Ave #1313	6/3/14
31	Eddie Goodson	Eddie Goodson	Los Angeles, CA 90037	6/3/14
32	Kwang JA HWANG	Kwang Ja Hwang		6/3/14
33	Carolina Casillas	Carolina Casillas		6/3/14
34	Emme Wilson	Emme Wilson		6-3-2014
35	Emme Wilson SANDRA Roberson	Parker Brown	3901 S. VERMONT AVE LOS ANGELES, CA 90037	
36		Parker Brown	3901 S. Vermont Ave	6/3/14
37	Emme McHardy	Emme McHardy	CC	6/3/14

Petition to Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

Petition summary and background	Objection of the proposal as proposed to build 140 unit and 8,000 square feet of commercial floor area at the building located at 1077 West 38 th street also known as the Rolland Curtis Site
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	Printed Name	Signature	Address	Comment	Date
49	GEORGE RUIZ	[Signature]	1104 W. 38 th ST.	Homeowner	5/31/14
50	WARREN QUINONES	[Signature]	1101 W 38 th ST	HOMEOWNER	5-31-14
51	JOSÉ G. QUINONES	[Signature]	1109 W. 38. ST.	HOME	5-31-14
52	JAMES ARGUETA	[Signature]	1105 W. 38 th ST.	HOME OWNER	5/31/14
53	Deborah Sanchez	[Signature]	3852 S. Walker Ave.	Tenant	6/1/14
54	Judith Lopez	[Signature]	1111 W 38 th ST	Homeowner	6-3-14
55	Anna Segura	[Signature]	1121 W 38 th #3	Appt. Owner -	6-5-14
56	DONLAD QUINONES	[Signature]	1103 W 38 th ST	Homeowner	6-3-14
57	Jaime Lozano	[Signature]	3809 Wisconsin	Homeowner	6/3/14
58	MARIA GONZALEZ	[Signature]	1100 W 38 th ST	HOMEOWNER	6/4/14

Petition to case number V11-12558-CIV, LPU no 15-3340-GPA-2C-DB-SPR

	Print	Signature	Address	Comment	Date
59	Jocelyne Soto	Jocelyne Soto	3859 Walton Ave	GAMB	5-31-14
60	ELMER KISTE	Elmer Kiste	3842 WALTON AV		5-31-14
61	Manuel BURGOS	Manuel Burgos	3837 Walton Ave		5-31-14
62	Rafael Jesus Leona	Rafael J Leona	3826 Walton Ave	overpopulated	5-31-14
63	Diana Leon	Diana Leon	3826 Walton Ave	Camps	5-31-14
64	MARCO MI MUNOS	Marcos Munos	3826 Walton Ave	Travels	5-31-14
65	Waldo Fernandez	Waldo Fernandez	3826 Walton Ave		5-31-14
66	ALVINA HARDY	Alvin Hardy	3822 Walton Ave	Parking (None)	5-31-14
67	DAISY Quevedo	Daisy Quevedo	3816 Walton Ave		5/31/14
68	George Posas	George Posas	3816 Walton Ave	Parking	5/31/14
69	Bryan Ramos	Bryan Ramos	3816 Walton Ave		5/3/14
70	ROSTIVO Quevedo	Rostivo Quevedo	3815 Walton Ave 90052	Parking	5/31/14
71	Frederic Martinez	Frederic Martinez	3818 Walton Ave 90057	Parking	5/31/14
72	Lance Rosas	Lance Rosas	3818 Walton Ave 90057	Parking	5/31/14
73	Wendolope Garcia	Wendolope Garcia	3818 Walton Ave 90057	Parking	5/31/14
74	Yvessa Rosas	Yvessa Rosas	3816 Walton Ave 90057	Parking	5/31/14
75	Herbert A Force	Herbert A Force	10927 W 38th	Parking	5-31-14
76	Horita Ponle	Horita Ponle	10927 W 38th	Parking	5-31-14
77	Maguisa Williamson	Maguisa Williamson	10777 W 38th	Parking	5/31/14
78	Wendolope Bailey	Wendolope Bailey	10777 W 38th	Overpopulated	5/31/14
79	Lacia Roman	Lacia Roman	1070 W. 38th St	Parking	5/31/14
80	Denimika Curry	Denimika Curry	3790 Wisconsin St #3	Parking	5-31-14
81	Laurence Stanton	Laurence Stanton	3834 Wisconsin St	Parking/Camps	5/31/14
82	Morena Hernandez	Morena Hernandez	1057 W 39th St		5-31
83	Albert Burgos	Albert Burgos	3837 S. Walton Ave	Travels	5-31-14
84	Yvessa Rosas	Yvessa Rosas	3816 Walton Ave	Parking	5-31-14
85	Herbert A Force	Herbert A Force	10927 W 38th	Parking	5-31-14

	Printed Name	Signature	Address	Comment	Date
86	Karl Hernandez		3876 Budlong ^{AVE}	NO parking	5/31
87	Susan Carter		1134 W 39 th St	NO parking	5/31/14
88	A Guyton		1134 W 39 th St	N parking	5/31/14
89	Tommy		1134 W 39 th St	N parking	5/31/14
90	Alex Chinchilla		1128 W 39 th St	Safety issue	5/31/14
91	Angel Chinchilla		1128 1/2 W 39 th St	SAFETY CONCERN	5/31/14
92	Guadalupe Chinchilla		1128 1/2 W 39 th St	SAFETY CONCERN	5/31/14
93	Sonia Chinchilla		1128 W 39 th St	SAFETY ISSUE	5-31-14
94	Eduardo Chinchilla		1128 1/2 W 39 th St	RESIDENT FOR 20 YEARS SAFETY CONCERN	5/31/14
95	Salvador Chinchilla		1128 W 39 th St	SAFETY CONCERN	5/31/14
96	Prudencia Sanchez		3833 S. Walton Ave	Safety concern	5/31/14
97	Reyes, Martin		3832 Walton Av.	NO parking/safety	5/31/14
98	Luz Hernandez		3832 Walton Av	NO parking	5/31/14
99	Ramiro Gonzalez		3832 1/2 Walton Av	NO parking	5/31/14
100	Isias Hernandez		1157 W. 38 th St.	NO parking	5/31/14
101	Irene Hernandez		1159 W. 38 th St	NO parking	5/31/14

	Printed Name	Signature	Address	Comment	Date
102	I Saiaes	<i>I Saiaes</i>			
103	MARY ALLEN	<i>Mary Allen</i>	3901 WALTON		5/31/14
104	Kimberly	<i>Kimberly</i>	3001 Walton		3/2/14
105	Asla Johnson	<i>Asla Johnson</i>	3907 South Walton	over populated	3/5/14
106	Apneka Trapp	<i>Apneka Trapp</i>	3815 S. Walton	Over crowded	5/31/14
107	Ed Coe	<i>Ed Coe</i>	105.0 37th st apt #7	Over crowded	5/31/14
108	K Cole	<i>K Cole</i>	3851 Walton	Overcrowded	5/31/14
109	Rosa Guerrero	<i>Rosa Guerrero</i>	3847 WALTON Ave	we are already ^{with out} paying _{taxes}	
	Rosa Guerrero	Rosa Guerrero			
110	Kathleen Guerrero	<i>Kathleen Guerrero</i>	3845 Walton Ave	Overcrowded	5/31/14
111	Alexandra Guerrero	<i>Alexandra Guerrero</i>	3845 walton Av.		5/13/14
112	Ariston Rubio	<i>Ariston Rubio</i>	3852 W. Walton Ave	Overcrowded	5-31-14
113	Rosalva Rubio	<i>Rosalva Rubio</i>	3852 Walton Ave	over crowded	5-31-14
114	MARIO SOTO	<i>Mario Soto</i>	3859 Walton Ave		5-31-14
115	Rosa Piedras	<i>Rosa Piedras</i>	3859 Walton Ave		5-31-14
116	Cynthia Soto	<i>Cynthia Soto</i>	3859 Walton Ave		5-31-14

Petition to Case Number VTT-72558-CN, CPC-2013-3340-GPA-ZC-DB-SPR

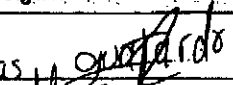
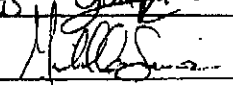
Petition summary and background	Objection of the proposal as proposed to build 140 unit and 8,000 square feet of commercial floor area at the building located at 1077 West 38 th street also known as the Rolland Curtis Site
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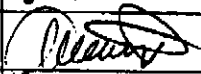
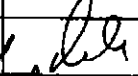
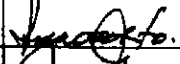


	Printed Name	Signature	Address	Comment	Date
117	Bernica Padilla	Bernica Padilla	1120 W. 38th St LACA 90037	To much population	5-31-14
118	Rosalina Padilla	Rosalina Padilla	1120 W 38th St LACA 90037	congestion	5-31-14
119	Patricia Hernandez	Patricia Hernandez	1072 W 37 St #3 LA CA 90037		5-31-14
120	Noel E. Murvaoz	Noel E. Murvaoz	1132 W 38 St LA CA 90037		5-31-14
#121	CLARENCE DAVIS	Clarence Davis	3806 So. Burlington LA 90037		5-31-14
122	Brennie Watson	Brennie Watson	3820 S. Burlington	Over Populated	5-31-14
123	SHAWN GIVENS	Shawn Givens	3850 S Burlington LA 90037	Over Population	5-31-14
124	Michael Marshall	Michael Marshall	1358 S BURNING	Over populated	5-31-14
125	Retha Cooke	Retha Cooke	3901 S. Walton Ave	Grangs.	5-31-14
126	Erinice Bennett	Erinice Bennett	3901 S. Walton Ave	Over Populated	5-31-14

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	Printed Name	Signature	Address	Comment	Date
127	Aida Cuamatzi	<i>Aida Cuamatzi</i>	3545 1/2 Walton Ave	Not enough public place ^{overpopulated}	5/31/14
128	America Garcia	<i>America Garcia</i>	3841 1/2 Walton Ave	too many cars ^{no parking}	5/31/14
129	Rosa Perez	<i>Rosa Perez</i>	3841 1/2 Walton Ave	Overpopulated	5/31/14
130	Glenn	<i>Glenn</i>	3825 Walton Ave	not enough parking	5/31/14
131	Glenn	<i>Glenn</i>	3827 Walton Ave		5/31/14
132	Maria O.	<i>Maria O.</i>	3817 Walton Ave		5/31/14
133	Jose Perez	<i>Jose Perez</i>	3823 Walton Ave	Not enough parking	5/31/14
134	Elor Menjivar	<i>Elor Menjivar</i>	3823 Walton Ave	Not enough parking	5/31/14
135	Hal deFonstos	<i>Hal deFonstos</i>	3805 Walton Ave	No parking	5-31-14
136	Marta El Mundo	<i>Marta El Mundo</i>	1114 1/2 38 th	No parking	3/31/14

Printed Name	Signature	Address	Comment	Date
139 140 Francesca Salinas		3914 Wisconsin prl		6-1-14
Michelle Serris		3927 Wisconsin prl	never received photo	6-1-14

	Printed Name	Signature	Address	Comment	Date
141	Annunzio Snow		3927 Wisconsin Pl	need to consider application need more additional proof	6/1/14
142	Roosevelt Washburn	Roosevelt Washburn	3912 Wisconsin Pl	Dont Like.	6-1-14
143	Rene Moya	Rene Moya	3918 1/2 Wisconsin Pl	Dont Like	6-1-14
144	Ruben Moya	Ruben Moya	3918 1/2 Wisconsin Pl	Don't like	6-1-14
145	Rolando Gubiel		3926 Wisconsin Pl.	Dont like	6/1/14
146	ERMA OSORTO		3931 Wisconsin Pl	Dont like	6/1/14
147	Fredy Jimenez		3918 1/2 Wisconsin Pl	Dont like	6/1/14
148	Karla Salinas		3914 Wisconsin Pl.	never received notification via mail	6/1/14