

Patricia McAllister P.O. Box 86562
Los Angeles, CA 90086

OBJECTION: ITEM NO (38) C.F. 16-0419

More affordable housing for illegal aliens

LOS ANGELES CITY COUNCIL

Tuesday, April 19, 2016
10:00 AM

CITY CHAMBER, ROOM 340, CITY HALL

OBJECTION: ITEM NO 38

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A public hearing was held concerning these properties, and the ONLY public announcement of this meeting was listed in the Los Angeles Times. As we all should know, the Los Angeles Times is a newspaper that is struggling to survive, since the Web is where most get their news.

A meeting of this importance should be listed on the City's website, and this meeting should be posted on the City Council's Agenda the week before the meeting! Thus, if this meeting was held on Monday, March 21, 2016, this meeting should have been published on the Agendas of the previous week! This is a criminal, and a underhanded way to prevent the public from having input.

Below is part of the record from Los Angeles Housing + Community Investment Department RUSHMORE D. CERVANTES, General Manager, of whom I think is incompetent and a criminal.

"TEFRA PUBLIC HEARING MEETING MINUTES MONDAY-MARCH 21, 2016
10:00 AM. THE LOS ANGELES, HOUSING + COMMUNITY INVESTMENT
DEPARTMENT 1200 W 7th STREET, ROOM 833 TIMOTHY ELLIOTT, CHAIR

This meeting is to conduct the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the Florence Morehouse (Scattered Site), El Segundo Boulevard Apartments. PATH Metro Villas Phase 1. and Crescent Villages Apartments (Scattered Site).

This meeting is called to order on Monday, March 21, 2016 at 10:00 a.m. in Room 833 of the Los Angeles Housing + Community Investment Department. A notice of this hearing was published in the Los Angeles Times on March 7, 2016. The purpose of this meeting is to hear public comments regarding the subject Multifamily Revenue Bonds. The City of Los Angeles Housing + Community

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Investment Department representatives present were Timothy Elliott, Carmen Erives, Lara Tashjian, and Conny Griffith. The time is now 10:30 a.m. and seeing no other representatives from the public are present, this meeting is now adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA hearing held for the above referenced project on March 21,2016 at Los Angeles, California.

CITY OF LOS ANGELES
Los Angeles Housing + Community Investment Department RUSHMORE D.
CERVANTES, General Manager”.

ITEM NO. (38) 16-0419

Council Districts:

District 1: District of illegal aliens
District 8: some Blacks)
District 13 (Illegals, Whites)
District 15 (Illegals, Whites)

MOTION (BUSCAINO for CEDILLO - HARRIS-DAWSON) and RESOLUTION relative to issuing Multifamily Housing Revenue Bonds to finance affordable housing developments for the Florence Morehouse (\$10,925,000), El Segundo Boulevard Apartments (\$21,875,000), PATH Metro Villas Phase 1 (\$21,875,000), and Crescent Village Apartments (\$20,700,000) projects.

ADOPT the accompanying RESOLUTION and minutes of the public hearings held March 21, 2016 and April 1, 2016 in accordance with Section 142 of the Internal Revenue Code of 1986, as amended, and Section 147(f) of the Code setting the official intent of the City to issue conduit Multifamily Housing Revenue Bonds for the Florence Morehouse (\$10,925,000), El Segundo Boulevard Apartments (\$21,875,000), PATH Metro Villas Phase 1 (\$21,875,000), and Crescent Village Apartments (\$20,700,000) projects, to finance their acquisition and rehabilitation. The sponsors have pledged to comply with all applicable City policies.

Florence Morehouse - Council District 8
MARQUEECE HARRIS-DAWSON, Eighth District
\$10,925,000

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PROJECT INFORMATION

The project will be located at 910-916 W. Florence Avenue, Los Angeles, CA 90044 ("Florence") and 1750 W. Martin Luther King Boulevard, Los Angeles, CA 90062 ("Morehouse"). ***The development entails the acquisition and rehabilitation of a multi-story building*** in order to provide affordable housing. The work at both buildings will consist of upgrade of major building systems to meet latest sustainability standards, including the roofs, mechanical and HVAC equipment, and gas boilers. All windows will be replaced with dual pane low-e type. Each building will have its exterior re-painted and its decks refinished to include new landscape. The units will be remodeled on an as-needed basis with most units receiving new energy star appliances, flooring, carpeting, new tubs, sinks, vanities and bath fixtures and fresh paint throughout.

Unit Type	50% AMI (Annual Median Income)	60% AMI (Annual Median Income)	MGR.	Total
1 Bedroom	3	4	0	7
2 Bedroom	17	11	2	30
3 Bedroom	16	6	0	22
4 Bedroom	2	0	0	2
Total	38	21	2	61

Council District 8, where 50 percent or more of the residents are Black, is only receiving rehabilitation of two properties for a total of 61 affordable units, while two other districts are having new affordable housing built. Council District 1 has 95 percent of illegal residents, and that district is rehabbing 144 affordable units at lower AMIs of 35%, and 40%. That is racist. Blacks make up 80 percent of the homeless in Los Angeles! Illegal aliens are given the affordable housing that Blacks should be living in today!

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El Segundo Boulevard Apartments - CD 15
\$21,875,000

PROJECT INFORMATION

El Segundo Boulevard Apartments will be the ***new construction of 75 units*** for low'-

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and extremely low-income seniors at 535-609 W. El Segundo Blvd. 19 of the units will be reserved for chronically homeless tenants with special needs, and all of these units will be lightly furnished. El Segundo Apartments will be designed to complement the historical architecture of the neighborhood with a modern theme, all while providing a high-quality and safe environment for its residents. The proposed affordable project is located on a 1.39 acre site in the Willowbrook neighborhood of South Los Angeles, adjacent to the Interstate 110 Harbor Freeway.

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PATH Metro Villas Phase I - CD 13

PROJECT INFORMATION

The project will be located at 345 N. Westmoreland Avenue, Los Angeles, CA in Council District 13. Estimated cost: \$21,875,000

District 13. The development entails the **new construction of a multi-story building** in order to provide affordable permanent supportive housing for individuals who are homeless, chronically homeless or living in poverty with a significant rent burden. The development will contain parking spaces, an open space plaza (with tables, umbrellas and barbeque grills), a communal kitchen, a rooftop deck, lounges (on each residential floor), laundry facilities, bicycle parking, security cameras, and a large community facility.

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GILBERT A. CEDILLO, First District
Crescent Villages - CD 1 (A district where 95 percent of the residents are illegal aliens)

\$20,700,000

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The project will be located at 1721 W. 8th Street, Los Angeles, CA 90017 and 1315 W. 7th Street, Los Angeles, CA 90017. The development entails the acquisition and rehabilitation of a multi-story building in order to provide affordable housing. The scope of work will include complete refurbishment of the unit interiors including new floor coverings, new kitchens and baths, energy star appliances, and new fixtures and hardware. Exterior improvements will include landscape upgrades, a new roof, and exterior paint. The renovation is anticipated to take approximately 10—12 months and will be completed with the tenants in-place on a rolling basis, with 4 or 5 phases of units completed at a time.

Unit Type	35% AMI	40% AMI	50% AMI	60% AMI	Mgr	Total
1 BR		46				46
2 BR			7	9		16
3 BR	13		53	7	1	74
4 BR			5	2	1	8
Total	13	46	65	18	2	144

Signature



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