

From: Ket D. Vu; M.S.; P.E.; CA Real Estate Broker
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October 25, 2019

Re: The City of LA proposal to build housing (60 bedrooms Apartments) for homeless people on the existing small lot at 10243 N. Topanga Canyon, Chatsworth CA 91311
Council file number 17-009-S8

To: LA City Council
200 N. Spring St
Los Angeles, CA 90012

We will unite to oppose this ridiculous and unwise proposal because of the following reasons:

- 1) This location is too closer to Chatsworth Elementary school (within 200 ft) and some child care centers which is very dangerous for little children because some homeless people smoke, have mental problem, criminals and violent behaviors. So, the LA City reason to pick this small lot does not make sense at all.
- 2) There are also two gas stations next to this lot and we all know some homeless people will smoke that will obviously cause fire hazards for these gas stations. For many years these gas stations had different owners because of business difficulties, now with the homeless housing next to them, do you think the gas stations will survive long? Some small businesses around this corner will be affected leading to decrease in business income and sale tax & high gas tax revenues to City of Los Angeles.
- 3) I had been a retired LAUSD Math & Science teacher for 15 years and everybody were taught children or students' safety was always put first. Therefore, where is the priority or safety of the elementary students in this situation? How can the parents feel safe if their kids might face some problematic homeless people next to school, a very dangerous scenario.
- 4) If you read LA times two weeks ago, you knew that some homeless people fought & killed each other in downtown LA County. They even used fire to burn other person housing or tents to satisfy their violent behavior. Do we want that to happen in front of the innocent small school children?
- 5) The high rise project will affect the privacy of many residential houses behind and around this housing. Do you ever want people look at or inside your house freely anytime from

above without your permission and knowledge? People privacy will be seriously offended in daylight legally? How about the car parking for the homeless? tenants in that small lot facing busy Topanga Blvd. Will they have to use some residential parking around?

Is this what the City of LA want? Put the small school children safety at risk, destroy some small business, kill jobs, and reduce City sale tax revenues? Or does LA City have other untold hidden ideas behind this proposal from wealthy investors or landlords to satisfy their greedy benefits at the expense of the residents near the intersection of Topanga Canyon & Devonshire St.

- 6) City of LA said to build affordable housing with projected monthly rent of \$1,400 for single, one bedroom apartment or \$1900 for 2 bedrooms. It looks like it is a non-affordable housing to benefit the landlords of the housing complex.

Why can't City of LA select other vacant lots not too closer to children schools and residential areas to build homeless people housing? Why not at locations rear industrial areas in District 12? Last year, LA City Councilman Michell Englander had built a successful model SFV Rescue Mission's home again with 90 bedrooms for homeless people in his District 12. Why can't you copy & learn from his smart idea instead of your current unwise proposal?

Residents in this neighborhood always can sell their house & move to another safer area with more privacy, but how about the school children? They were forced to go to school every day under the unsafe or dangerous conditions? I noticed about three new listings house for sale just come up last week.

In conclusion, we are not against City of LA proposal to build housing for homeless people. It is a very good idea to do, but just the location planning to be selected is not the reasonable one that we objected. So, City of LA better selects another lot of land in SFV to build housing for homeless people, preferably not too close to school, people businesses and residential areas. Thanks very much for your help and wish you always successful in your respected career to serve the public.

Sincerely yours,
Ket D. Vu; M.S.; P.E.

P.S.: Mr. Ket Vu is a full scholarship university student from University of Buffalo in New York in 1971. He received the Bachelor Degree with honor from U. of Buffalo in 1976 and Master Degree in Mechanical Engineering from CSUN in 1983 and had been worked as a CA Registered Professional Engineer (P.E.) for 25 years. He was also LAUSD and ITT Technical Institute Math & Science Instructor for 20 years and currently is the CA Real Estate Broker and owner of KV Income Tax in Chatsworth CA. As an IRS & CA Licensed Registered Public Tax Accountant, he is currently running a very successful Tax & Accounting business for over 30 years.

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