

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(3) Ineligible(1) Recusal(0)

Date of NC Board Action: 03/08/2021

Type of NC Board Action: Against

Impact Information

Date: 03/13/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-0047

Agenda Date:

Item Number:

Summary:



WILSHIRE CENTER
KOREATOWN
NEIGHBORHOOD COUNCIL



March 8, 2021

Councilmember Mark Ridley-Thomas,
Councilmember Gilbert Cedillo,
Councilmember Mitch O'Farrell,
Councilmember Nithya Raman,
Los Angeles City Council,
Mayor Eric Garcetti,
200 N. Spring Street Los Angeles, California 90012

Re: Community Impact Statement for Council File: 20-0047 Housing Crisis Act of 2019 (SB 330) / Tenant Protection / Standards of Compliance [20-0047 \(CFMS\) \(lacity.org\)](#)

Dear Honorable Members of the City Council and Mayor Garcetti,

We, the Wilshire Center-Koreatown Neighborhood Council (WCKNC), **OPPOSE CF 20-0047 Housing Crisis Act of 2019 (SB 330) / Tenant Protection / Standards of Compliance unless amended to require the replacement of existing RSO units AND the added required replacement units under additional density bonus entitlement programs** such as SB 1818 or TOC guidelines. In addition, **we DO NOT support the taxpayers paying for their own displacement and relocation while developers benefit from a laundry list of tax incentives and exorbitant profits.**

To implement SB 330, the City Attorney's office has drafted a checklist for projects that fall under SB 300 that does not require the replacement of existing RSO units AND the added required replacement units under additional density bonus entitlement programs when a project seeks added density bonuses under SB 1818 or TOC guidelines. If the checklist stands, there is no net gain of low-income/affordable units after existing buildings.

WCKNC has had more TOC developments than any other area of the city and is the most densely populated area on the west coast. Our area has seen a net loss of naturally occurring affordable RSO housing that allows individuals with moderate and work-force level incomes to live in WCKNC and helps retain the shrinking middle class. Current urban infill practices, particularly in densely populated communities of color, constitute the same racist, classist rhetoric of the past and are no better than redlining and no different than the urban renewal that forced tens of thousands from their homes.

Regarding the TOC program, the city must:

1. Stop all development related evictions during the pandemic and discourage the destruction of naturally affordable housing and displace resident,
2. Promote alternative development programs such as adaptive reuse and expansion whereby single and multi-family homes are repurposed and revitalized while allowing tenants to remain in their home, such projects help retain the character and residents of a community and have a significantly lower impact on the environment,

3. Establish an accountability system to track who can utilize right-of-return policies of SB 330. Additionally, the city must enact legislation as a means to protect middle-income residents who do not qualify for TOC units or replacement and return to their affordable RSO homes
4. Follow the example of other cities that actively fund public and private acquisition of naturally occurring affordable housing; the city should quantify the TOC program's tax incentives and provide equivalent incentives to investors and non-profits who are willing to maintain the affordability of their property.

We also adamantly oppose the city, via the taxpayers having to shoulder the burden of relocation costs. Developers make tens of millions of dollars, and many large companies have holdings worth billions of dollars. These profits have been made on the backs of communities of color, leading to increases in homelessness, community instability, inequitable distribution of resources, and, as we see in our most crowded communities, heightened risks of contracting and dying from COVID-19. Requiring developers to pay relocation costs will promote adaptive reuse and expansion projects and help keep vulnerable Angelinos off the streets. If the city believes that relocation costs may burden smaller developers, a program should be put into place where developers can apply for grants. Grants should only be available to developers who can show that relocation costs are a significant burden and are willing to share and make publicly available evidence of financial vulnerability, including an estimate of their current holdings and profits from the last fiscal cycle.

Sincerely,

/s/ Elizabeth Isralowitz

Wilshire Center-Koreatown Neighborhood Council

wcknc.info@gmail.com