

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(19) Nay(0) Abstain(1) Ineligible(0) Recusal(20)

Date of NC Board Action: 05/16/2021

Type of NC Board Action: Against

Impact Information

Date: 05/17/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1359

Agenda Date: 05/18/2021

Item Number: 4

Summary: Summary CF 20-1359 141 W. Ave 34 We urge you to vote "No" on Item #4.

\$105Million in tax-exempt funding to pay for what's deceptively called an existing 67-unit affordable residential project on Ave 34. This projects unbuilt, and would consist of over 400 mkt rate luxury apartments and 16,400 sq ft of private commercial retail. This isn't what CSCDA funding is intended for. The city already awarded this developer w/ huge incentives, including a 70% increase in density, in exchange for the bare minimum of 14% low income units. City already approved \$20 Million for this same project on 10/27/20. This new motion would approve an additional \$105 Million in taxpayer subsidized funding for this very same project. All other funded apartments in the last year cost an avg \$300k per unit. If this is to fund the 67 affordable units, each apartment would cost more than \$1.5 Million. The City is blocked from clearing this project's construction because DTSC is currently investigating the high likelihood of contamination from 100 yrs of dangerous industrial chemicals. Welch's Dry Cleaning operated next to this site for 68 years, and dumped thousands of gallons of toxic waste into the soil. Students and teachers of Hillside Elementary across the street were sickened by Welch's pollution in the past. They never actually tested for any toxic substance, despite their claims of having done 30 soil borings that proved the site was clean. We also know they plan to divide the property into 3 parcels with separate ownerships, in a violation of TOC guidelines. Developer paid 22 actors to support their project at public hearings in an attempt to silence our already disenfranchised community. These deceptive actions must be met with consequences because they inflict harm on the People in danger of being permanently displaced from the community they've known for their entire lives. Lincoln Heights implores you to vote NO on any tax-exempt funding for this project.



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Sara Clendening, President; Ben Wadsworth, Vice President;
Fernanda Sanchez, Secretary; Legier Biederman, Treasurer



Summary of Community Impact Statement

5/16/21

RE: CF 20-1359 City Council Funding Luxury Housing with CSCDA Revenue Bonds

To the Honorable City Council of Los Angeles,

Item # 4 would use tax-exempt funding to pay for what is deceptively called an existing 67-unit affordable residential project on Avenue 34. Truthfully, this proposal is entirely unbuilt, and would actually consist of more than 400 market-rate luxury apartments and 16,400 square feet of private commercial retail spaces. This kind of development is not what TEFRA funding is intended for, and therefore we urge you to vote “No” on Item # 4.

First, the city has already awarded these developers huge incentives, including a 70% increase in density, in exchange for the bare minimum of 14% low-income units to be included. The City Council has already approved 20-million dollars in TEFRA funding for this same project in October. This new motion would approve an *additional* 105-million dollars in tax-payer subsidized funding for this very same project. All other TEFRA funded apartments in the last year cost an average 300-thousand dollars per unit. If we are to believe that this is to fund the 67 affordable units, that would mean each apartment would cost more than 1.5 million dollars each; the discrepancy between both amounts is truly alarming. If you vote yes, you will participate in misappropriating tax-exempt funding for the development of a mega private market-rate commercial project.

Lincoln Heights residents have been very vocal about their opposition to this project, as it will absolutely and inevitably contribute to rent insecurity and displacement in our neighborhood. Specifically, the affordable units in this project would be rented at rates much higher than what the median income of Lincoln Heights. The false narrative that this project addresses the need for affordable housing, is nothing but manipulative rhetoric. The affordable units allocated for this project are not within the income brackets that reflect Lincoln Heights, which is that of very low income, and extremely low income. Simply, the low-income residents of Lincoln Heights will not qualify to live in *any* of the units outlined in this project. Lincoln Heights is one of the most rent-overburdened neighborhoods in Los Angeles, and also one of the poorest. If these developers expect our tax dollars to help fund this entire project, then the entire project should serve our community, and not their private profit.

Secondly, it is imperative to note that the City is currently blocked from clearing this project's construction because the Department of Toxic Substance Control is currently investigating the high likelihood of contamination from a century of dangerous industrial chemicals used on this block. Welch's Dry Cleaning operated next to this site for 68 years, and dumped thousands of gallons of toxic waste into the soil. The students and teachers of Hillside Elementary across the street were sickened by Welch's pollution in the past, and we must not excavate this soil again without thorough and transparent testing and clean-up. As of now, it is not a requirement to test the soil of *all* suspected chemicals, and only 22% of testing is required to be submitted, which could allow them to cherry-pick favorable results. The city's blatant attempts to approve this project without proper environmental review is a clear example of the environmental racism our

majority Latino and Asian community continues to face. The current testing plan is incredibly inadequate, negligent, and harmful towards our community.

Lastly, our community strongly opposes this project and does not trust the developers involved with this project; they have been everything but transparent. We learned that the developer had never actually tested for any toxic substance, despite their claims of having done over 30 soil borings that proved the site was clean. We also know that they plan to divide the property into three parcels with separate ownerships, in an apparent violation of TOC guidelines. We also have recorded evidence that they paid actors to support their project at public hearings, as witnessed by this very same council, in an attempt to silence the desperate and genuine voices of our community. These deceptive actions do not deserve to be rewarded with our tax-dollars. These deceptive actions must be met with consequences. These deceptive actions will continue to gravely hurt our community.

We, the people of Lincoln Heights are in danger of being permanently displaced from the community we have called home, for our entire lives. We, the people of Lincoln Heights are the people you swore to protect and represent. The community of Lincoln Heights implores you to vote NO on any tax-exempt funding for this project. Our lives, quite literally, depend on it.

Thank you.

A handwritten signature in black ink, appearing to read 'Sara Clendening', written in a cursive style.

Sara Clendening
President
Lincoln Heights Neighborhood Council