

Communication from Public

Name: Johanna

Date Submitted: 04/29/2024 09:08 PM

Council File No: 24-0457

Comments for Public Posting: Dear Council Members and Community Members, I am a CD1 stakeholder writing to express my strong support for the implementation of an Interim Control Ordinance (ICO) in Council District 1 of Los Angeles to prevent the demolition of rent-controlled units. The preservation of naturally affordable housing is crucial for maintaining the fabric of our community and ensuring that long-time residents have access to safe and stable housing options. As our city continues to grapple with an escalating housing affordability crisis, it is imperative that we take proactive measures to protect our most vulnerable residents from displacement and gentrification. Rent-controlled units serve as a lifeline for many low and moderate-income families, providing them with a sense of stability and security in an increasingly unaffordable housing market. Without adequate protections in place, these units are at risk of being demolished - further exacerbating the displacement of long-time residents and contributing to the erosion of our neighborhood's socio-economic diversity. An Interim Control Ordinance would provide much-needed relief by temporarily halting the demolition of rent-controlled units in Council District 1 while comprehensive long-term solutions are developed. This would allow time for community stakeholders, including tenants, landlords, and policymakers, to engage in meaningful dialogue and develop strategies to preserve affordable housing options for all residents. I urge all council members to prioritize the well-being of our most vulnerable residents by supporting the implementation of an Interim Control Ordinance in Council District 1. By taking decisive action now, we can protect our communities from further displacement and ensure that Los Angeles remains a city that is welcoming and accessible to people of all backgrounds and income levels. Thank you for your attention to this urgent and critical issue.

Communication from Public

Name: Fernanda Sánchez

Date Submitted: 04/30/2024 12:40 AM

Council File No: 24-0457

Comments for Public Posting: Council Members, as the President of the LHNC, I am writing on behalf of the Lincoln Heights Neighborhood Council in support of the Toland Way tenants. Our Neighborhood Council represents districts 1 and 14, with over 30,000 constituents altogether. We passed a community impact statement on April 4, requesting that this building be preserved in efforts to keep Angelenos housed and out of the possibility of facing homelessness, as well as the dire need to preserve the very limited RSO units that exist in the city. Preserving affordable units, that are affordable in perpetuity, must be a part of the solution to the housing crisis Los Angeles is facing. Although we have not voted on the ICO motion before us today, our board has taken a firm and unanimous stance to support the tenants of Toland Way, as reflected in the CIS attached. Thank you.



City of Los Angeles
California
Council District 1 & 14

Fernanda Sanchez
President
Selena Ortega
Vice President
Vincent Montalvo
Treasurer
Daisy Quinones
Secretary

Lincoln Heights Neighborhood Council

Community Impact Statement

April 4, 2024

To: Mayor Karen Bass, Council Member Eunisses Hernandez, Los Angeles City Planning,
CC: Helene Campbell, Andrea Magana Withers

Re: **IN OPPOSITION** to the Demolition of 4319 Toland Way, Toland Apartments

Applicant: Lou Jacobs, JFP Toland LLC

Representative: JZA

Case No.:ADM-2023-8370-DB-VHCA-ED1

Project Location: 4319 Toland Way

City Planning Link: <https://planning.lacity.gov/pdiscaseinfo/caseid/MjcyNTQy0>

We, the **Lincoln Heights Neighborhood Council** represent over 30,000 Angelenos who reside in, own businesses, or work in Lincoln Heights including Council Districts 1 and 14. We declare that on **April 4, 2024**, a Brown Act noticed public meeting was held by the **Lincoln Heights Neighborhood Council** with a current quorum of **9** board members present and that by a vote of :

() yes, (0) no, and (0) abstentions

To pass the following resolution regarding the aforementioned project.

Lincoln Heights Neighborhood Council hereby declares that the Toland Apartments project will negatively impact the existing communities of Toland Way, and will contribute to the displacement and homelessness that our city is facing. This project will result in the displacement of 17 Rent Stabilized Units (RSO), households and families, by demolishing 2 existing apartment buildings, that are currently being habituated by long time Eagle Rock Residents. This project aims to demolish existing and functioning apartments, in order to

construct an 8 story, 153 unit complex, with off menu bonus incentives, and CEQA exemption through Executive Directive 1.

We request Mayor Karen Bass and Council Woman Eunisses Hernandez to come out in opposition of the 8 story development looking to demolish and displace RSO units for covenanted units. We ask the Mayor to deny this project under ED1, allow for public hearings of this project, and carefully consider the existing residents of our communities. We urge our Council Members to support the community against this development.

Historical Findings and Justifications:

1. This project is proposed through Executive Directive 1, therefore expediting the Land Use process and bypassing any and all public hearings, bypassing CEQA regulations, and being granted whatever off menu exemptions requested. This SHOULD NOT be the case for a development seeking to demolish existing and occupied RSO units.
2. There are 17 existing RSO units with 45 tenants, including 4 generations of one family. These are units that are rent stabilized in perpetuity. This project eliminates already scarce RSO units and reduces the RSO inventory of Los Angeles. Eliminating rent protected units is the opposite of addressing the housing crises, and is counteractive to stabilizing and creating equitability, accessibility, to the over 60% renters in Los Angeles.
3. The 153 units proposed are covenanted units, meaning they will be “affordable” for a limited amount of time. The covenant contract has not been detailed in the application, nor in the project plans.
4. The 153 units proposed are advertised as “affordable units”. However the application and the project plan fails to detail what income bracket is being considered for these affordable units. The existing tenants fall under very low income bracket, and even extremely low income bracket; they may not qualify for the new proposed project.
5. The 153 units proposed only includes 15 two bedroom units; the rest are 1 bedroom studios, per the Project Plan document. According to the recent LAIST article, 2 and 3 bedroom apartments are no longer available nor accessible to families in Los Angeles. Most incoming developments are only studios and one bedroom, leaving no accessibility to families in Los Angeles, including the tens of thousands of families facing eviction. <https://laist.com/news/housing-homelessness/los-angeles-family-sized-housing-policy-three-two-bedroom-apartments-incentives-boyle-heights-rent-overcrowding>
6. There are two existing apartment buildings on 4319 Toland Way, with 17 units total. The makeup of these apartments include families, native locals, long time residents, working class

individuals who cannot afford to rent in the communities they grew up in nor surrounding areas. They are facing eviction from their homes, displacement of their communities, and demolition of their living space. This is not how Los Angeles should be addressing the housing crisis. We are not a utilitarian city, wherein we can justify the eviction, punishment, and suffering of a few, in the name of profit and haphazardly addressing the housing crisis we are facing.

7. According to the CDC, gentrification has a serious negative impact on community members, as their physical health, mental health, and more declines when living in a community undergoing such drastic changes. Evictions have been proven to cause death to many Angelenos as it feeds the pipeline to homelessness and more. Evictions are a serious trauma, and this project is perpetuating such harm. <https://www.cdc.gov/healthyplaces/healthtopics/gentrification.htm>
8. A development, such as the Toland Way Apartments, seeking to demolish existing occupied buildings should not be granted an expedited process that eliminates the communities opportunity to a hearing.
9. Due to the current residents that reside in the Toland Way Apartments, it is unclear how the evictions will take place. If the Ellis Act is exercised to evict all of the residing tenants in order to demolish and construct, then this Developer would be in breach of the Ellis Act requirements, given that the new project will still be a part of the rental market. Otherwise, there is no legal way to evict residents from protected RSO units.
10. Per AB 52 of the California Environmental Equity Act, meaningful consultation with tribal governments shall take place before any development.

Statements through the City Clerk's online web system at <http://cityclerk.lacity.org/cis>.

We therefore demand that our City elected officials deny the Toland Way Project as it does not enhance the life of Angelenos, and negatively impacts the residents and ecosystem of our beloved communities. At the very least, we request the Mayor of Los Angeles, Karen Bass, to remove this project from Executive Directive 1 and allow the community to have a voice in the communities they live in.

Be it further resolved, in cases where an issue is moving quickly through the legislative process and a promptly issued statement is beneficial, the aforementioned board members are authorized to also WRITE and SUBMIT Community Impact Statements which express positions previously voted upon by the full board. Lincoln Heights Neighborhood Council authorizes the following board members, Fernanda Sanchez, Vincent "Chente" Montalvo, to SUBMIT Community Impact Statements which have been passed by a vote of the full board.

IN WITNESS of the above action, the undersigned has executed and delivered this certificate in the name and on behalf of the Lincoln Heights Neighborhood Council and as of the date set forth below.

Signature of President

A handwritten signature in black ink, appearing to be 'Fernanda Sanchez', written over a horizontal line.

Fernanda Sanchez, President of Lincoln Heights Neighborhood Council



Communication from Public

Name: Sylva Blackstone

Date Submitted: 04/30/2024 12:43 AM

Council File No: 24-0457

Comments for Public Posting: Honorable Members of the Los Angeles City Council, I write to support your YES vote for item #21 on today's (Tuesday April 30, 2024) Agenda. I support the passage of an Interim Control Ordinance that will stop the destruction of Rent Controlled Housing units in the entirety of Council District 1 (CD1). It make absolutely no sense to tear down RSO housing and put our neighbors on the streets with no review process in place!! Please vote YES. Thank you for your kind attention. Sylva Blackstone (a 30 year resident of Northeast Los angeles) 1867 N. Avenue 51 Los Angeles, 90042

Communication from Public

Name: Fernanda Sánchez

Date Submitted: 04/30/2024 12:54 AM

Council File No: 24-0457

Comments for Public Posting: Dear Council Members, as a resident, stakeholder, and renter in CD1 I urge you to support the ICO motion presented by Eunisses Hernandez in efforts to stop the demolition of RSO units in our district. Our district is facing accelerated displacement and evictions of our long time Angelenos with no where to go. In the midst of a housing crises, the city has opted to demolish our very limited inventory of RSO units in the city, and replace them with affordable units under expiring covenants; we are erasing permanent affordability. This is not the solution to the housing crises we are facing. Demolition and replacement of RSO units will funnel the renter to homeless pipeline, in an era where we are seeing unprecedented and alarming rates of eviction in our city. The Toland Way apartments, is a prime example of how fast tracked policy can be detrimental to our communities. I am in strong support of the residents that live there and their demands to stay in their homes.

Communication from Public

Name: Jessica Ceballos y Campbell

Date Submitted: 04/30/2024 01:37 AM

Council File No: 24-0457

Comments for Public Posting: Dear Los Angeles City Council Members, As a 40+ resident of northeast Los Angeles, I'm deeply concerned about the future of our community. The mass displacement that has been happening over the past 13 years is still happening and showing no signs of slowing with the new Executive Directive 1 threatening to continue to displace the very people who make these communities so unique, important, and close to our hearts. That's why I urge you to adopt the Interim Control Ordinance (ICO) in Council District 1. This ordinance isn't just policy; it's about protecting the people and places that define our neighborhoods. Rent-controlled apartments have been a lifeline for families and individuals for generations. They offer stability and a sense of belonging in a city that's becoming increasingly out of reach. Losing these units would be a devastating blow. And we can't stand by and watch our families, neighbors, friends, and classmates get pushed out because their homes are demolished for supposedly affordable developments. The ICO would create a much-needed pause and review. It could also potentially help us to develop real solutions for preserving (and building) truly affordable housing. The time for action is now. Please stand with long-time residents and adopt the Interim Control Ordinance in Council District 1. Let's work together to ensure Los Angeles remains a welcoming city for everyone. Sincerely, Jessica Ceballos y Campbell Business Owner, Non Profit Director, Artist, Mother Highland Park

Communication from Public

Name: Ken Walsh

Date Submitted: 04/30/2024 01:51 AM

Council File No: 24-0457

Comments for Public Posting: Executive Directive #1 is a monumental City Law that was well intended to expedite the approval of affordable housing projects through the City bureaucracy and allow the construction of housing that will shelter the 46,000 people living on our streets in record time. Executive Directive #1 key component for streamlining the approval process is by eliminating Neighborhood Council Meetings, Planning Hearings and Public Comments. That would be acceptable for housing projects that did not need a Zoning Change or equivalent housing was already built near by or in a industrial area that lacked housing. With the citywide demand for affordable housing, Executive Directive #1 has been accepted as the game plan but there are a few loopholes with this Directive that needs to be address. The biggest loophole is the situation that is occurring at 4319 Toland Way, Los Angeles, CA 90041. The 50 residents that live at this Rent Controlled Apartment complex learned from a website that focuses on developments within the City of Los Angeles, that their apartment will be torn down and replaced with an 8 story, 153 unit affordable housing complex. Since Executive Directive #1 does not require the developer or the City to notify these residents about this application, this Directive has taken away these tenants Rights to know what is going on with apartment and their Right to have their voices heard. Every other application that goes through the Planning Department is required to have a Neighborhood Council Meeting and a Planning hearing. Executive Directive #1 applications do not and that is WRONG! Since this apartment is a Rent Stabilized Unit, City Law guarantees these tenants certain protections and NO ONE from the LA Housing Department has contacted them or visited them. That is a SHAME! Council members, this is why you need to PASS the Interim Control Ordinance (ICO) that has been submitted by Councilwoman Eunisses Hernandez. This ICO will help the tenants of Toland Way and restore their Rights to be heard and to voice their concerns. The restoration of public hearings will also help to vet the developer and their plans because they may be using this Directive for an alternative purpose or plan to sell it and no housing will ever be built. Council members, I ask that you PASS this ICO for one specific reason: we can not build housing for the homeless by making other people homeless.

Communication from Public

Name: Esmeralda diaz

Date Submitted: 04/30/2024 08:18 AM

Council File No: 24-0457

Comments for Public Posting: Dear Council Members and Community Members, I am a CD1 stakeholder writing to express my strong support for the implementation of an Interim Control Ordinance (ICO) in Council District 1 of Los Angeles to prevent the demolition of rent-controlled units. The preservation of naturally affordable housing is crucial for maintaining the fabric of our community and ensuring that long-time residents have access to safe and stable housing options. As our city continues to grapple with an escalating housing affordability crisis, it is imperative that we take proactive measures to protect our most vulnerable residents from displacement and gentrification. Rent-controlled units serve as a lifeline for many low and moderate-income families, providing them with a sense of stability and security in an increasingly unaffordable housing market. Without adequate protections in place, these units are at risk of being demolished - further exacerbating the displacement of long-time residents and contributing to the erosion of our neighborhood's socio-economic diversity. An Interim Control Ordinance would provide much-needed relief by temporarily halting the demolition of rent-controlled units in Council District 1 while comprehensive long-term solutions are developed. This would allow time for community stakeholders, including tenants, landlords, and policymakers, to engage in meaningful dialogue and develop strategies to preserve affordable housing options for all residents. I urge all council members to prioritize the well-being of our most vulnerable residents by supporting the implementation of an Interim Control Ordinance in Council District 1. By taking decisive action now, we can protect our communities from further displacement and ensure that Los Angeles remains a city that is welcoming and accessible to people of all backgrounds and income levels. Thank you for your attention to this urgent and critical issue.