



William Lamborn <william.lamborn@lacity.org>

Yucca-Argyle Apartment Displacement and Development.

2 messages

Aimee Williams <aimeecwilliamsesq@gmail.com>

Mon, Dec 28, 2015 at 1:03 PM

To: william.lamborn@lacity.org

Dear Mr. Lambord,

My name is Aimee Williams, I am a tenant's rights attorney, a tenant in the Hollywood neighborhood and a neighbor of the Yucca-Argyle Apartments. Through my work, I also have a front-row seat to the housing crisis afflicting Los Angeles.

I stand with the residents of the Yucca-Argyle Apartments and demand no displacement, no development. Los Angeles is in the midst of a historic housing crisis with 13,000 people in the County becoming homeless every month. The Mayor and Council have recognized that we are in the midst of a homelessness epidemic, as well as a shortage of affordable housing. Perpetuating the loss of rent-stabilized apartments is contributing to this problem and destroying communities. It is the most vulnerable members of our communities that tend to suffer when market forces create a shortage for a basic human need, like housing.

In 2014 the city lost 1,214 rent-stabilized apartments due to the Ellis Act. We lost over five-hundred rent-stabilized apartments due to the Ellis Act in the first five months of 2015. We must stop proliferating the housing crisis and stop destroying rent-stabilized apartments.

The developer of the Yucca-Argyle project has proposed to include only twenty "affordable" units in the development. These units will be available through a lottery system open to anyone who qualifies. We know that the displaced tenants will have no guarantee of securing one of the twenty "affordable" units. We also know that the definition of affordability used by the city will exclude the majority of the 45 households at risk of displacement.

We demand the City of Los Angeles reject the new development on existing housing. The new development not only displaces 45 existing households, but it will also increase automobile traffic on an already accident-prone intersection of Argyle and Yucca, it will increase noise for existing residents during and post construction, and it will induce the issues of building a large housing complex onto an existing live earthquake fault. With a nearby elementary school and renowned school of dance for youth, traffic is a major point of danger for children walking to and from school and classes on a daily basis. In the event that the development does pass, the existing tenants of the perfectly well maintained Yucca-Argyle Apartment building demand guaranteed right of return for all tenants at the exact same terms of their current tenancy and with no obstacles - no applications, no background checks, no open lottery, and no credit checks.

In November 2015, L.A. City Councilmember Huizar backed the demands of residents of the 1st and Soto apartments in Boyle Heights who were also facing eviction to make way for a development. Negotiating with the developer and with backing from the Councilman, **the residents won guaranteed right of return for all current tenants at the existing terms of tenancy and with no obstacles.**

We demand at least the same for the 45 households in the Yucca-Argyle Apartments.

The tenants of Yucca-Argyle are part of the environment of Hollywood. Displacement will have a disastrous impact on peoples' lives and destroy the community. Stop destroying rent-stabilized housing in Los Angeles. Stop proliferating the housing crisis.

Thank you for your attention.

William Lamborn <william.lamborn@lacity.org>

Mon, Dec 28, 2015 at 2:29 PM

To: Aimee Williams <aimeecwilliamsesq@gmail.com>

Dear Ms. Williams,

Thank you for your comments. They will be included in the file and will be taken into consideration in the preparation of the Draft EIR.

Sincerely,

Will Lamborn

Major Projects

Department of City Planning

[Quoted text hidden]

—

William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning
City of Los Angeles