

**William Lamborn** <william.lamborn@lacity.org>

William:

2 messages

Christina Griffin <christina.g.griffin@gmail.com>

Mon, Dec 28, 2015 at 3:46 PM

To: william.lamborn@lacity.org

My name is Christina Griffin and I live in Los Angeles. I am writing to express my opposition to the Yucca-Argyle development and the displacement of the 45 households living in genuinely affordable rent-stabilized housing.

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 going homeless every month. 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.

Do the right thing and protect affordable housing for my neighbors.

—

Christina Griffin
(619) 755-2186
christina.g.griffin@gmail.com

William Lamborn <william.lamborn@lacity.org>

Tue, Dec 29, 2015 at 10:38 AM

To: Christina Griffin <christina.g.griffin@gmail.com>

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

the Draft EIR.

Sincerely,
Will Lamborn

[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