



William Lamborn <william.lamborn@lacity.org>

ENV 2014 4706 EIR

2 messages

J. Walton Senterfitt <wsenterfit@aol.com>

Mon, Dec 28, 2015 at 9:23 AM

To: william.lamborn@lacity.org

William Lambord, Major Projects and Environmental Analysis Section

Re: ENV-2014-4706-EIR

Department of City Planning, City of Los Angeles

Dear Mr. Lambord:

My name is John Walton Senterfitt and I am a friend of the Yucca-Argyle Apartments residents. I am also a public health epidemiologist and ethicist in Los Angeles and a specialist in the impact of access to safe, affordable housing or the lack thereof on individual and community health. As a professional with the Department of Public Health, I believe that it is critically important to assess the impact on housing burden and affordability of any new development or city planning and land use policy, as housing (cost) burden has been extensively documented in our reports and the general literature to negatively impact longevity and health-related quality of life for directly affected individuals as well as communities as a whole.

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 because their incomes will be too low to qualify.

We demand the City of Los Angeles reject this new development that destroys existing rent-stabilized housing without replacement. 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 faultily. 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.

I would be happy to supply more information and data about the impact of affordable, stable and safe housing on health.

Sincerely,

John Walton Senterfitt, RN, MPH, PhD
1659 Rodney Drive
Los Angeles, CA 90027

William Lamborn <william.lamborn@lacity.org>
To: "J. Walton Senterfitt" <wsenterfit@aol.com>

Mon, Dec 28, 2015 at 2:37 PM

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]

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