

LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL

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3516 N. BROADWAY
LOS ANGELES, CA 90031

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July 15, 2021

Community Impact Statement

Council File 20-1314

The Board Approves This Community Impact Statement Yea (x), Nay (x), Abstain (x) on July 15, 2021

Honorable City Council
c/o Office of the City Clerk
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

RE: CIS in Support of CF 20-1314 Transit Oriented Communities (TOC) Affordable Housing Incentive Program / Guidelines Land Use Regulatory Control Revisions (related: CF 16-0684, CF 20-0189)

Dear Dear Hon. City Council members,

Lincoln Heights Neighborhood Council supports the motion introduced by Council Member Cedillo to revise of the current TOC guidelines. We are presenting recommendations to the Council in regard to equitable land use, environmental racism and violence against communities of color.

Lincoln Heights is explicitly named in Council Member Cedillo's motion from 10/13/20, however we are mentioned in the past tense. Lincoln heights is not a sacrificial lamb, and this motion needs to be revised to reflect that. One size does not fit all. The RHNA numbers are grossly inaccurate and therefore low income communities of color are being inundated with market rate housing for future residents.

The Metro pushes out the demographic it claims it seeks to serve. As it pushes, it pursues, and leaves a trail of devastation on vulnerable, historically marginalized, underserved communities. The land happens to be toxic around many of these communities, and the TOC guidelines allow developers to bypass crucial environmental procedure and safety protocols for massive luxury apartments with hundreds of units in the name of filling a future demand. The people are the ones who suffer.

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The affordable housing element creates housing only for those who meet the thresholds of Affordable, Low Income (LI) or Very Low Income (VLI). Our community does not meet those thresholds, as the median household income is below the Extremely Low Income level (ELI). Those few affordable units that are built only incentivize the developers to add more height and density w/ more market rate units. Residents seeking to obtain an "affordable" unit must participate in a lottery with 45,000 other county residents. Lifelong residents are displaced and even the affordable housing is not built for families. The affordable units are studios and 1 bedroom apartments - The median family size in Lincoln heights is four (4) members. 77% of the inhabitants in Lincoln Heights are renters, and our home ownership rate is the lowest in the city at 23%.

The land in the CASP (Cornfield Arroyo Specific Plan) in Lincoln Heights is some of the most polluted land in Los Angeles; the oldest industrial corridor in the history of LA dating back to the 1850's. This Metro adjacent land has been up-zoned for the market rate dwellings by a city that pretends that its hands are tied, but is complicit with the ethnic cleansing wiping out our people. Lincoln Heights loses not only jobs, but also the children are forced to breathe brownfield contaminants from the sites which are not even beholden to real Phase II DTSC tests, even though its on record that these sites are notoriously toxic for generations and only suited for industrial warehouses to mitigate exposure.

During Lincoln Heights Appeal hearing for the Ave 34 TOC, It was revealed that the developer had paid 22 callers to call in and praise the project. These were white callers claiming to be from "District One", paid to lie and glorify bike racks and electric vehicle charging stations, as well as the "shrubby" and "native soil". There was no punishment for this racist malicious act against our historic struggling community comprised of 78% Brown and 17% Asian brothers and sisters. The city actually protected the developer by trying to hide this. This developer tried to further disenfranchise and already struggling community by doin a racist, discriminatory, white supremacist act. Our Community is not a pawn for pocket fattening. Developer Money is influencing land use decisions in City Hall, the up-zoning of toxic land puts our lives at risk. We are well aware of what's happening and who has the power and who doesn't- therefore we stand up to defend future generations from displacement and death.

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At the AVE 34 TOC appeal hearing on 8/13/20, LA City Planning Commissioner Helen Leung stated:

"To me this case before us is about our role as commissioners on on the type of city all Angelenos want to see and especially working-class communities of color so when we vote we're creating a precedent and when we do that I believe it should be on behalf of serving residents who have continued to invest in the community despite being historically excluded and that is many of the voices we heard today during the hour and a half long public comment. I support the the approval of this appeal and it's because **I can't in good conscience continue to reinforce a system of land use that promotes a structural system of inequity and racism.** I especially can't support a project that will absolutely undermine working class neighbors many of whom are already facing an unfair burden because of the pandemic."

LA City Planning Commissioner Karen Mack then stated on the record:

"To me this is a case study of how not to do equity. If we have you know i don't even know how many people came and spoke but if that many of the community is coming to this meeting and saying they have not been heard then that's a problem because to me **the first rule of equity is to listen to the community and what we should be striving for is community self-determination so that we all want housing but we want housing that integrates well with the existing community** so to me it's a conversation and it sounds like the conversation didn't happen so i cannot support this project"

Equitable land use is what Lincoln Heights is demanding. The City of LA must Coordinate with the State to revise the racist inequitable TOC Guidelines to accommodate the needs of the People - especially in Lincoln Heights, aka East Los Angeles, aka Tongva Land Yaangna Village. If the City does not condemn and revise the current TOC guidelines, it is complicit in crimes against humanity.

Sincerely,

Sara Clending

President

Lincoln Heights Neighborhood Council