

May 30, 2021

Oliver Netburn
Department of City Planning
200 North Spring Street, Room. 763
Los Angeles, CA 90012

RE: *Case Number: ENV-2019-7300-SCEA*
Related Case Number: *DIR-2019-7299-TOC-SPR*
Project Location: *800-840 S. Fairfax Avenue, Los Angeles, CA 90036*

Dear Mr. Netburn:

We are in receipt of the Notice of Intent to Adopt a Sustainable Communities Environmental Assessment (SCEA) dated April 23, 2021. The Fairfax Gardens Tenants' Association (FGTA) would like to formally state our opposition to the above-captioned project.

The proposed project seeks to replace the Fairfax Gardens Apartments, a two-story 40-unit RSO building with an 8-story tower containing 209 market-rate units. The proposed height of this development is completely out of scale with the surrounding residences. Twenty-three of the units are still occupied, and 18 of those 23 house residents of longterm tenancy (10 years to 50 years). The proposed building would reserve only 28 units for Extremely Low-Income tenants, which is not a 1-to-1 replacement for the RSO units lost. Most, if not all, of our longterm neighbors won't financially qualify for one of the ELI units. The Ellis Act relocation funds we would receive won't be sufficient to enable us to secure a market-rate apartment in the Miracle Mile or its adjacent neighborhoods.

The owner/developers' claim that this proposed building is consistent with one of the SCEA goals: "*promote diverse housing choices*" is misleading. The "*net increase of both residential units and restricted affordable units*" they claim completely ignores the reality that these market-rate units will be unaffordable for working-class families, seniors, and those who will be displaced. Since purchasing the Fairfax Gardens in April 2019, the lack of official communication from the owner/ developers has been an on-going source of concern for us. This lack of transparency is why we formed the FGTA in an effort to ensure the fair, equitable, and lawful treatment of every tenant.

We respectfully request that you deny approval of this application, and thank you for taking our opposition into consideration.

Sincerely yours,
Fairfax Gardens Tenants' Association