



May 11, 2021

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

*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,

Please be advised that the Mid-City Local Chapter of the Los Angeles Tenants Union would like to formally state our opposition to the above-captioned project.

This project would displace the tenants who are currently living at the buildings located at 800-840 S. Fairfax Avenue, at a time where eviction is more life threatening than ever before. This is cruel and unacceptable.

The Los Angeles Tenants Union stands firmly against all evictions. We stand in solidarity with the tenants at these buildings, many of whom have had to hear about these grandiose development plans secondhand through fawning puff pieces put out by predictably uncritical local news outlets.

We are also firmly opposed to the urban theory at play here that building more housing is an adequate or thoughtful solution to the current housing crisis.

There are tens of thousands of existing housing units in Los Angeles that currently remain empty. Some buildings are left partially empty out of a desire to evict the remaining tenants who are benefitting from RSO protections, whereas other buildings are left completely vacant for speculative reasons, sitting unoccupied until the owner finds a financially convenient time to start renting, while thousands of people sleep in tent cities all over the county. Let us be perfectly clear: not one currently unhoused person will be allowed into this proposed development, or indeed, any of the developments currently proposed for Mid-City.

We believe that it is disingenuous to suggest that building 209 new market-rate units with only 28 low income units to match is an expression of a well-meaning or sympathetic tendency on the part of the developers. The only reason they are including low income housing in these plans at all is because they have to, and that requirement conveniently serves as an easy opportunity for them to present a facade of equity in this project. The symbolic inclusion of such a small amount of low income units only serves the purpose of

masking the developer's callous indifference to displacement. This kind of bait and switch is the norm in Los Angeles and we need to start calling attention to it, stop promoting it, and put a stop to it. Los Angeles does not need one more luxury unit. Not one more.

In summary, we believe that the only people this project will benefit are the developers and the new tenants coming into the neighborhood, most of whom likely have the luxury and the privilege of being able to choose where they live during a pandemic.

If this project moves forward, all of the tenants living in these buildings now will have had that choice taken away from them, like so many other displaced tenants across the city of Los Angeles. We believe that this is unacceptable and that the city has a moral obligation to consider this reality and act upon it.

We ask that you think of these tenants who are currently facing displacement as you consider whether or not to move forward with this project. We ask further that you consider the untold numbers of tenants who have already been pushed out onto the streets by the seemingly unstoppable force of Los Angeles real estate speculation.

Thank you for your time and for taking our opposition into consideration.

Best Regards,

Los Angeles Tenants Union- Mid-City Local Chapter