

Resolution to Support the Yucca-Argyle Tenants Association (YATA)

WHEREAS, the tenants of the Yucca-Argyle Apartments ¹ have formed the Yucca-Argyle Tenants Association (hereafter, YATA) to save their lovely rent-stabilized apartment complex, nestled right next to Capitol Records in Hollywood, and

WHEREAS, YATA is an association of mixed income, multi-ethnic, mixed-aged, able and disabled bodied, working and middle class families and individuals, including several seniors who have lived there for over 55 years, and

WHEREAS, the residents of the rent-stabilized apartment complex have come to learn that tenants are facing possible eviction due to a new proposed development by Champion Real Estate, in partnership with Riley Realty LP and our landlord, Rubinfeld Family Limited Partnership, and

WHEREAS, YATA has come to hear of this development through the Hollywood United Neighborhood Council and through a relocation consultant who has interviewed residents in order to create a Relocation Plan for Champion Real Estate, and

WHEREAS, Champion Real Estate has submitted an Initial Study in November 2015 to the City of Los Angeles Planning Department ² for the proposed 6220 West Yucca Avenue, a 32 story tower complex with 191 luxury apartments, 261 unit hotel and retail complex and is currently working on the Draft Environmental Impact Review report, and

WHEREAS, an online inventory ³ titled “Hollywood’s Out-of-Control Hotel Boom” published 13 April 2016 lists 15 luxury hotels projected for a 1.5 square mile radius of the Yucca-Argyle Apartments, including the 260-unit hotel at 6220 West Yucca Avenue. In addition to the 15 luxury hotels there are 12 large-scale luxury housing developments recently completed or in the planning stages for Hollywood: 1) Crossroads of the World on Sunset, 2) Selma and Highland, 3) Fountain and Wilcox, 4) Hollywood just west of Western, 5) Palladium Towers, 6) Selma and Vine SE corner, 7) Eastown phase one on the south side of Hollywood at Argyle, 8) Eastown phase two on the south side of Hollywood at Argyle, 9) Argyle and Selma SW corner, 10) Argyle and Selma NE corner, 11) Columbia Square and 12) 6220 West Yucca Avenue, and

WHEREAS, Champion Real Estate plans to displace 44 households and eliminate 40 affordable rent-stabilized apartments to build a fifteenth new hotel and twelfth luxury housing complex in a 1.5 square mile area, and

WHEREAS, Champion Real Estate propose that 39 of the units will be designated “affordable,” however that number does not cover the 44 households that would be displaced by the development. In addition, the definition of affordable excludes most of the current residents because their income puts them below or above the threshold of affordability established by the city. Furthermore, the 44 households will have to compete for the planned “affordable” units with other residents in the city desperately seeking below-market housing. The YATA tenants therefore have no guaranteed right of return. The proposed development represents further demolition of rent-stabilized housing – which is the City’s best existing plan for truly affordable housing in Los Angeles, and

¹ Location/addresses: 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue, Los Angeles, CA 90028.

² Case No. ENV-2014-4706-EIR.

³ <http://la.curbed.com/maps/hollywood-hotels-map>

WHEREAS, on 29 September 2015 at a public meeting hosted by the Argyle Civic Association when confronted on the issue of evicting 44 households from genuinely affordable housing in Hollywood and demolishing rent-stabilized housing, the developer responded: "Change is inevitable." "People are going to have to accept that they won't be able to afford living in Hollywood anymore and will have to move further down the red line." "We just want to do something nice for the community," and

WHEREAS, this development does not address the affordable housing crisis in Los Angeles but actually contributes to the housing crisis by forcing low- and middle-income tenants into a housing market with a shrinking number of actual rent-stabilized and affordable units, and

WHEREAS, the development contributes to the severe problems of traffic near the 101 ramp on Yucca and Argyle, crumbling city infrastructure, a historic water crisis, and is on the Hollywood fault line, and

WHEREAS, to understand the experience of living in non-rent-stabilized apartments, YATA members interviewed tenants of luxury developments Easttown and Selma and Vine. Residents described rent increases of 10% within 6 months to one year of moving in. Other tenants described moving from one apartment to another within the same luxury building to take advantage of reduced introductory rental offers, and

WHEREAS, the members of YATA unanimously affirm that they want to stay in their homes. Many residents are public transit dependent and being displaced will negatively affect our employment, access to local schools, and access to medical and senior services, not to mention access to actual affordable housing, and

WHEREAS, the members of YATA are residents that contribute to our City's prosperity and the City and local neighborhoods should protect their ability to live in and contribute to our community. It is unreasonable to demolish perfectly good, rent-stabilized housing for a luxury mega-development that will ultimately be out of reach for the community that has had roots here for years, and

WHEREAS, the members of YATA have met with Councilmember Mitch O'Farrell's staff on 8 December 2015 ⁴ and have made public comment to the City of Los Angeles City Council Housing Subcommittee on 20 January 2016 to ask for their support in saving tenants' homes. YATA has also spoken with William Lamborn of the City of Los Angeles Department of Planning to understand the EIR process and development plan, and

WHEREAS, the Hollywood United Neighborhood Council has called for a coalition of neighborhood renters committees to address the growing issues of displacement city-wide, and

WHEREAS, YATA has already gained significant press coverage with NPR's KCRW ⁵ in its segment on the Neighborhood Integrity Initiative, an *LA Weekly* ⁶ article on affordable housing evictions, and in the political blog *Capital & Main* ⁷ as part of a larger series about displacement in California. In addition, *Los Angeles Times* ⁸ wrote a piece addressing the concerns of the demolition of pre-1978 rent-stabilized

⁴ Daniel Halden, Field Deputy and Chris Robertson, Planning Director.

⁵ <http://www.kcrw.com/news-culture/shows/design-and-architecture/does-luxury-housing-trickle-down-to-affordable-apartments>

⁶ <http://www.laweekly.com/news/renting-near-las-cool-new-transit-lines-will-cost-a-freakin-fortune-5432757>

⁷ <http://capitalandmain.com/latest-news/issues/labor-and-economy/renting-in-los-angeles-dislocation-dislocation-dislocation-0223/>

⁸ <http://www.latimes.com/local/california/la-me-apartments-demolished-20160402-story.html>

housing throughout the City, and YATA has set up a social media ⁹ site with hundreds of supporters, and now therefore be it resolved:

IT IS RESOLVED, that the Hollywood United Neighborhood Council support the YATA members in protecting their rent-stabilized apartment complex from demolition and from the displacement of the 44 households in the Yucca-Argyle apartments.

IT IS RESOLVED, that a copy of this resolution endorsing YATA's initiative be hereby sent to the City of Los Angeles Department of Planning and Councilmember Mitch O'Farrell.

⁹ <https://www.facebook.com/yuccaargyle/>

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date

Printed Name and Title

Signature and Date